HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 Mescher Orthopaedic Solutions located at 4830 West Kennedy Blvd in the City of Tampa, Hillsborough County, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of October, 2025.
Patrick Kenneth Mescher
October 24, 2025 25-03247H

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 angela clark consulting located at 345 Bayshore Blvd Apt 1611, in the County of Hillsborough, in the City of Tampa, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 22nd day of October, 2025.
LIVING YOUR CHOICE LLC
October 24, 2025 25-03303H

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 South Tampa Dentistry located at 3308 S. Dale Mabry Hwy. in the City of Tampa, Hillsborough County, FL 33629 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of October, 2025.
COMFORTABLE CARE DENTAL HEALTH PROFESSIONALS, P.A.
Leonard M. Badger, PRES
October 24, 2025 25-03277H

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 Fortius Fitness located at 3906 W. Mullen Avenue in the City of Tampa, Hillsborough County, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of October, 2025.
Ty Apparel, LLC
Laurie T. Yonge
October 24, 2025 25-03278H

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 Riverview Dentistry located at 11916 Boyette Rd. in the City of Riverview, Hillsborough County, FL 33569 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of October, 2025.
COMFORTABLE CARE DENTAL HEALTH PROFESSIONALS, P.A.
Leonard M. Badger, PRES
October 24, 2025 25-03276H

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 Tampa Dentistry located at 1311 W. Busch Blvd. in the City of Tampa, Hillsborough County, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of October, 2025.
COMFORTABLE CARE DENTAL HEALTH PROFESSIONALS, P.A.
Leonard M. Badger, PRES
October 24, 2025 25-03275H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Guillermo Hudtwalcker / GO RIDE CAR RENTALS LLC will engage in business under the fictitious name GO RIDER, with a physical address 309 Shore Crab Way Apollo Beach, Florida 33572, with a mailing address 309 Shore Crab Way Apollo Beach, Florida 33572, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

October 24, 2025 25-03258H

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 TROPICAL SENSATIONS located at 1202 SANDALWOOD DR in the City of PLANT CITY, Hillsborough County, FL 33563 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of October, 2025.
Virginia Abrams
Virginia Abrams
October 24, 2025 25-03248H

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 ROBERT THE SENIOR GUY located at 1032 E Brandon Boulevard, #1990 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 20th day of October, 2025.
Newmerica Ventures LLC
ROBERT HARRIS
October 24, 2025 25-03283H

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 Kennedy Christian Church located at 1707 W Reynolds Street in the City of Plant City, Hillsborough County, FL 33563 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of October, 2025.
Kennedy Christian Trust
October 24, 2025 25-03279H

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 ADB Collective located at 4830 W Kennedy Blvd suit 600, in the County of Hillsborough, in the City of Tampa, Florida 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 16th day of October, 2025.
PRAEVEX MANAGEMENT LLC
October 24, 2025 25-03252H

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 Aegis Automations located at 1032 E Brandon Blvd - STE 6677 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 19th day of October, 2025.
Sitka Advisory Group, Inc
Carlos Lozano, President
October 24, 2025 25-03282H

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V27

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 11/17/2025 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

NAME: FINAL TOUCH AUTO CARE LLC 1G1YY3386M5110180 1991 CHEV 2986.58 TEL:813-697-1791 MV#: MV112615 LOCATION: 217 SHERYL LYNN DR BRANDON, FL 33510/NAME: FAST SERVICES FLORIDA LLC WDDUG8F-BXEA048021 2014 MERZ 9843.64/

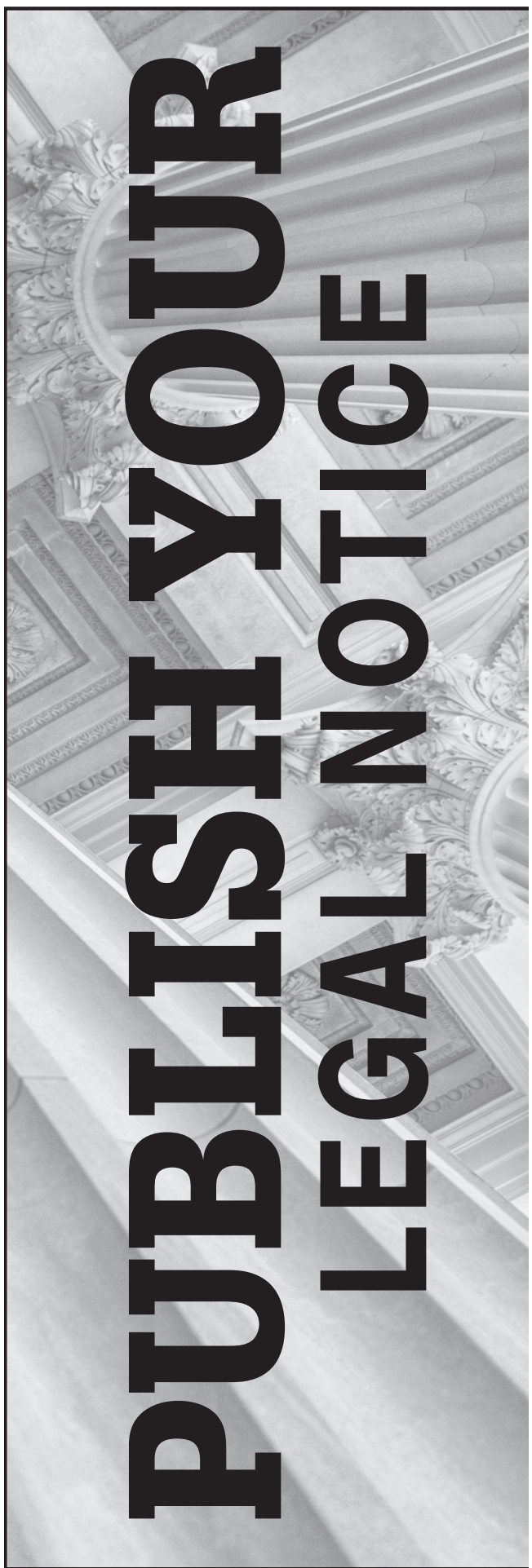
KMHHU6KJ6DU095500 2013 HYUN 5277.79 TEL:813-697-1791MV#: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603/ NAME: ELITE AUTO NORTH FLORIDA (DBA) NORTH TAMPA WHOLESALE LLC

2T3W1RFVXMW117987 2021 TOYT 12926.14/ 2C3CDXGJ4LH240925 2020 DODG 5502.90/

5UXTR7C58KLF31128 2019 BMW 10100.95/

1C6SRFET1LN146636 2020 RAM 15495.43/ 4T1BF1FK0HU726253 2017 TOYT 8193.12/ TEL:813-697-1791 MV#: MV-111599 LOCATION: 13950 N FLORIDA AVE TAMPA, FL 33613/

October 24, 2025 25-03263H



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

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

and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V15

FIRST INSERTION

Fictitious Name Notice

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

October 24, 2025 25-03304H

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 33617, with a mailing address 7402 N 56th St Ste 855 Bldg 800 Tampa, Florida 33617, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

October 24, 2025 25-03259H

FIRST INSERTION

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "**District**") will be held on Tuesday, November 11, 2025, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

October 24, 2025 25-03274H

FIRST INSERTION

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "**District**") will be held on Thursday, November 13, 2025, at 6:00 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

District Manager

October 24, 2025 25-03273H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/13/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 3175	Ramesar, Reagan	Bags, furniture, tools
Unit 3097	Villadiego, Susan	Boxes, Totes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.

October 24, 31, 2025 25-03233H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-3569
IN RE: ESTATE OF ERNEST LAMAR WYNN Deceased.

The administration of the estate of Ernest Lamar Wynn, deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 Twiggs St., Tampa, FL 33609. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Gregory L. Wynn

Attorney for Personal Representative:
FLORIDA ELDER LAW & LEGACY PLANNING
/s/ T. Edmund Spinks
T. Edmund Spinks, Esq.
Fla Bar No. 0423947
2801 W. Busch Blvd. Ste 200
Tampa, FL 33618
Phn: 813-651-1233
Email: ed@flellp.com

October 24, 31, 2025 25-03241H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of JUSTIN PAUL HUTCHESON located at 1707 W Reynolds St in the City of Plant City, Hillsborough County, FL 33563 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of October, 2025.
Justin Paul Family of Hutcheson Estate

October 24, 2025 25-03281H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that PETER ZINOBER will engage in business under the fictitious name APPLIED AI, with a physical address 4123 Highland Park Cir Lutz, FL 33558, with a mailing address 4123 Highland Park Cir Lutz, FL 33558, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

October 24, 2025 25-03253H

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on November 13, 2025, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Stephanie DeLuna, District Manager

October 24, 2025 25-03228H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress BLV. Riverview, Florida 33578 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/13/2025 at 2:30pm. Contents include personal property described below belonging to those individuals listed below.

UNIT A124	Couch, Noah	Electronics
UNIT A130	Salter, Phealandrea	Boxes, Bags, Totes, Baby Items, Clothing, Tools
UNIT A139	Alston, Valeria	Boxes, Bags, Totes, Furniture
UNIT A254	Hilaire, Cathryna	Boxes, Bags, Totes, Clothing, Electronics, Furniture
UNIT A279	Asous, Lara	Boxes, Bags, Totes, Clothing, Baby Items
UNIT A310	Rodríguez, Gregorio	Tools, clothing, boxes
UNIT B148	Baldwin, Krychonda	Tools, Boxes, Clothing
UNIT B184	Roman, Christian	Boxes, bags, totes clothing, baby items, tools, toys
UNIT C043	Jones, Damien	Boxes, bags, totes, clothing, baby items, tools, toys
UNIT D107	Alissa Betancourt	Furniture
UNIT D147	McNeill, Tiffany	Boxes, bags, totes, kitchenware, toys
UNIT D155	Kelly, Michael	Boxes, bags, totes, clothing, electronics, tools, furniture
UNIT D184	Melva Richardson	Boxes, bags, totes, clothing, furniture, suitcase, vacuum box,
UNIT D206	Conger, Raena	Boxes, Bags, Totes, Clothing, toys, tools

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions 813-344-7390

October 24, 31, 2025 25-03230H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cypress Creek Community Development District will hold its regular meetings for Fiscal 2025/2026 at 7:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Dr, Apollo Beach, FL 33572, on the following dates:

October 28, 2025
November 25, 2025
December 30, 2025
January 20, 2026
February 17, 2026
March 31, 2026
April 21, 2026
May 26, 2026
June 30, 2026
July 28, 2026
August 18, 2026
September 22, 2026

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

A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: https://www.cypresscreekcdd.org/

There may be occasions when one or more Supervisors, staff, or members of the Committee will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-(800) 955-8770, who can aid you in contacting the District Office.

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

Cypress Creek Community
Development District
Matt O'Nolan, District Manager

October 24, 2025 25-03243H

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/7/25 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1979 CELT mobile home bearing vehicle identification numbers KBFLSNA943410 and KBFLSNB943410, and all personal items located inside the mobile home. Last Tenant: Edgar Wilford Newberry a/k/a Ed Newberry. Sale to be held at: Country Villa Estates MHC, 1800 Amberwood Drive, Riverview, Florida 33578, (813-689-3809).

October 24, 31, 2025 25-03314H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/13/25 at 2:30 PM. Contents include personal property along with the described belongings3 to those individuals listed below.

1-4	Margot Das	Boxes, Clothing, Tools
3-42	Bill Roderick	Boxes, Computer, Kitchenware, Tools
7-95	Edwards Sr, Actavious	Boxes, Clothing, Furniture, Sports, Toys
8-106	Brennen Shea	Artwork, Boxes, Clothing, Furniture, Computer, Tools
A-340	Jeremy Peters	Boxes, Clothing, Computers, Furniture, Tools
B-511	Joseph Buschkotter	Boxes, Clothing, Furniture, Sports, Tools
B-468	Daphne Barber	Boxes, Clothing, Tools
B-454	Jontia Johnson	Baby Items, Boxes, Clothing
C-539-2/D	Coni Wilkerson	Artwork, Boxes, Clothing, Collectibles, Computers
C-549	Gabrielita Soto	Bedding, Boxes, Clothing, Kitchenware
C-594	Ivan Estrada	Baby items, boxes, clothes, computer, furniture, Tools
C-616	Brittany Buenavista	Bedding, Furniture
C-649	Dennis Van Aken	Artwork, Boxes, Clothing, Tools
D-723	Pamella Butler	Boxes, Computer, Furniture, Tools
D-773	Jesus Castro III	Boxes, Clothing, Tools

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.

October 24, 31, 2025 25-03232H

FIRST INSERTION

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
NOTICE OF INTENT TO ISSUE

THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP OR DEPARTMENT) GIVES NOTICE OF ITS INTENT TO ISSUE A PERMIT UNDER SECTION 403.722, FLORIDA STATUTES (F.S.), AND CHAPTERS 62-4, 62-701, 62-710 AND 62-730 OF THE FLORIDA ADMINISTRATIVE CODE (F.A.C.) TO WATER RECOVERY, LLC. This permit relates to the facility located at 1650 Hemlock Street, Tampa Hillsborough County, Florida, having assigned facility ID number FLR000199802, and is issued as part of DEP's Used Oil and Solid Waste management programs.

The draft Permit contains the conditions for Permit(s) 330300-009-HO & 330300-010-SO. The Used Oil & Material Processing Permit is intended to be issued to allow Water Recovery, LLC to store and process used oil and petroleum contact water (PCW) as well as construct a non- hazardous waste solidification facility at Water Recovery, LLC located in Tampa, Florida.

Copies of the application and the draft Permit are available for public inspection during normal business hours 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at DEP Southwest District Office, 13501 Telecom Parkway North, Temple Terrace, Florida 33637, (813) 470-5700, and at Permitting & Compliance Assistance Program, Division of Waste Management, Bob Martinez Office Building, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400, (850) 245-8766. Electronic copies of the application and supplemental information can be accessed in the Department's OCULUS data system located at:

https://depedms.dep.state.fl.us:443/Oculus/servlet/shell? command=getEntity&[guid=2.512005.1]&[profile=Permitting_Authorization]

https://depedms.dep.state.fl.us:443/Oculus/servlet/shell? command=getEntity&[guid=2.520632.1]&[profile=Permitting_Authorization]

The Department will issue the Permit unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information: (a) The name, address, and telephone number of each petitioner, the applicant's name and address, the Department Permit File Number and the county in which the project is proposed; (b) A statement of how and when each petitioner received notice of the Department's action or proposed action; (c) A statement of how each petitioner's substantial interests are affected by the Department's action or proposed action; (d) A statement of all material facts disputed by petitioner, if there are none, the petition must so indicate; (e) A statement of facts which petitioner contends warrant reversal or modification of the Department's action or proposed action; (f) A statement of which rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and (g) A statement of the relief sought by petitioner, stating precisely the action petitioner wants the Department to take with respect to the Department's action or proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any other persons must be filed within 14 days of publication of this notice or receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Public participation is solicited without regard to race, color, religion, sex, pregnancy, national origin, age, handicap or marital status. Persons who require special accommodations under the Americans with Disabilities Act (ADA) or persons who require translation services (free of charge) are asked to contact DEP's Limited English Proficiency Coordinator at 850-245-2118 or LEP@FloridaDEP.gov. If you have a hearing or speech impairment, please contact the agency using the Florida Relay Service, 800-955-8771 (TDD) or 800-955-8770 (voice).

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to submit comments or file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the expiration of the deadline proposed to be extended. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

October 24, 2025 25-03310H

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 Eyewall Interactive located at 4776 Tuscan Loon Dr in the City of Tampa, Hillsborough County, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of October, 2025.

Jacob Butfiloski

October 24, 2025 25-03246H

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 J Kent Larson located at 6419 lake sunrise dr in the City of apollo beach, Hillsborough County, FL 33572 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of October, 2025.

J Kent Larson

October 24, 2025 25-03264H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that STRONGHOUSE SOLUTIONS, LLC, OWNER, desiring to engage in business under the fictitious name of STRONGHOUSE located at 820 JORIE BLVD., STE. 120, OAK BROOK, ILLINOIS 60523 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

October 24, 2025 25-03284H

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 . Phone (813) 297-9442 for $15,100.70 payment in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.

2020 NISS
VIN# 3N6CM0KN7LK695758

October 24, 2025 25-03294H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/13/2025 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

UNIT	NAME	CONTENTS
153	Ankara West	Furniture, boxes
222	Peter Gaebel	Boxes, furniture
414	Cheryl Pelaez	Furniture, boxes, tools
425	Brandy Pryor	Boxes
609	Glen Stickle	Boxes, tools
857	Tarek Mustafa	Boxes, clothing, TV
946	Jaime Arboleda	Boxes, tools

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.

October 24, 31, 2025 25-03231H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/7/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1974 ELDO mobile home bearing vehicle identification number 1019A and all personal items located inside the mobile home. Last Tenant: Moises Ferrer, Maritza Fonseca, Karlos Alberto Garcia and Abdul Latif Khan. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.

October 24, 31, 2025 25-03289H

FIRST INSERTION

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for Artificial Turf to be installed at Raymond James Stadium.

BID #25-01
Artificial Turf,
Raymond James Stadium

MANDATORY PRE-BID CONFERENCE
Monday, November 3, 2025 at 10am
(Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE
Wednesday, November 12, 2025
not later than 9am

Bid packages will be available for distribution on Friday, October 24, 2025. Documents are also available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 16th Day of October 2025.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

October 24, 2025 25-03238H

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 VERA PRIME CARE located at 18507 KINGBIRD DR in the City of TAMPA, Hillsborough County, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of October, 2025.

ZULAYNE VERA

October 24, 2025 25-03280H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. SALE DATE NOVEMBER 24TH 2025,

RUGGED PIONEERS DBA: CHRISTIAN BROTHERS AUTOMOTIVE BRANDON 10010 MCMULLEN RD. RIVERVIEW FL 33569 (812) 677-7007 MV8215 2008 FORD 1FTXW43R88EA92276 $3,780.37, JAY SANZ TOTAL AUTOMOTIVE SERVICE SOLUTIONS INC 616 SOUTH US HWY 41 RUSKIN FL 33570 (813)645-4632 MV60387 2022 FORD 1FMCU0G64NUB21699 $3,770.00, MOTOR COACH OF BRANDON INC 144 CENTRAL DR BRANDON FL 33510 (813)662-1717 MV39372 1969 PLYMOUTH VL41B9B367847 $666.39, NORTHGATE AUTO REPAIR 515 WEST WATER AVE TAMPA FL 33604 (813)933-3169 MV81807 2013 KIA 5XXGN4A71DG226362 $8,905.14, TAMPA TRUCK CENTER LLC DBA:SOUTHPORT TRUCK GROUP 7528 US HWY 301 N TAMPA FL 33637 (813) 262-0890 MV79735, 2021 FRHT 3AKJHHDR8MSMF2800 $3,760.57, FLORIDA KENWORTH LLC DBA:TAMPA FLORIDA KENWORTH 6905 E DR MLK BLVD. TAMPA FL 33619 (813) 623-2834 MV105385 2017 KW 1XKYDP9X8HJ125919 $15,972.42, ROUTE 60 AUTO REPAIR AND TOWING SERVICE DBA: ROUTE 60 AUTOMOTIVE REPAIR INC 3250 STATE RD 60 VALRICO FL 33594 (813) 616-1000 MV109901 2009 ACURA JH4CU26669C013841 $625.00

October 24, 2025 25-03293H

FIRST INSERTION

MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Mangrove Point and Mangrove Manor Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 9:45 a.m., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610 on the following dates:

November 14, 2025
December 12, 2025
January 9, 2026
February 13, 2026
March 13, 2026
April 10, 2026
May 8, 2026
June 12, 2026
July 10, 2026
August 14, 2026
September 11, 2026

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

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

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

District Manager

October 24, 2025 25-03311H

FIRST INSERTION

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO OPEN PROPOSALS
Landscape & Irrigation
Maintenance Services
Hillsborough County, Florida

Waterset North Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Waterset North Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Monday, October 27, 2025, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, for the sum of $100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Landscape Specialist shall be the contact person regarding the Project Manual. Mr. John Toborg can be reached by email at jtoborg@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on Tuesday, October 28, 2025, at 4:00 p.m. (EST) at Waterset Club, 7281 Paradiso Drive, Apollo Beach, FL 33572. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for purchase at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the West Linebaugh address stated above until Tuesday, November 4, 2025, at 12:00 p.m.

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape and irrigation maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price for an initial term of one (1) year, along with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Tuesday, November 18, 2025, at 6:00 p.m. at the Waterset North Landing, located at 7012 Sail View Lane, Apollo Beach, FL 33572. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Toborg at jtoborg@rizzetta.com, no later than Friday, October 31, 2025, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Monday, November 3, 2025.

A District meeting to open the proposals will be held at 9:00 a.m. (EST) on Thursday, November 6, 2025, at the office of Rizzetta and Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624. Firms desiring to provide services for this project must submit one (1) hard copy original, two (2) additional hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 9:00 a.m. (EST) on November 6, 2025, at the office of Rizzetta and Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, Attention: John Toborg. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public meeting at the time, date and location stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for these meetings may be obtained from the District Manager, Rizzetta & Co., Inc., via email at info@rizzetta.com or by calling (813) 933-5571. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Waterset North Community
Development District
Ms. Rachel Welborn, District Manager
(rwelborn@rizzetta.com)

October 24, 2025 25-03309H

--- SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003574
Division A
IN RE: ESTATE OF JACK CHARLES BOLEN a/k/a JACK C. BOLEN, Deceased.

The administration of the estate of JACK CHARLES BOLEN a/k/a JACK C. BOLEN, deceased, whose date of death was September 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 24, 2025.

ROBERT CHARLES BOLEN
Personal Representative
2300 Jessica Lane
Kissimmee, FL 34744
ROBERT D. HINES, ESQ.
Attorney for
Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
October 24, 31, 2025 25-03299H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001382
IN RE: ESTATE OF MARTHA JANE CESARIO Deceased.

The administration of the estate of Martha Jane Cesario, deceased, whose date of death was April 2, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Carla Ann Coleman
910 N Negley Ave.,
Pittsburgh, PA 15206
Attorney for Personal Representative:
Joel Ledezma, Attorney
Florida Bar Number: 1049237
BEIGHLEY MYRICK UDELL + ZEICHMAN, PA
2385 Executive Center Drive
Suite 300
Boca Raton, FL 33431
Telephone: (561) 549-9036
Fax: (561) 491-5509
E-Mail: jledezma@bmulaw.com
Secondary E-Mail:
notice66@bmulaw.com
October 24, 31, 2025 25-03312H

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. 21-CA-003619
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2002-2, ASSET-BACKED CERTIFICATES, SERIES 2002-2, Plaintiff, vs.
TERESA GAFFNEY SUSSMAN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 10, 2025, and entered in 21-CA-003619 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2002-2, ASSET-BACKED CERTIFICATES, SERIES 2002-2 is the Plaintiff and DOV SUSSMAN; TERESA GAFFNEY SUSSMAN; STATE OF FLORIDA DEPARTMENT OF REVENUE; CLERK OF COURT OF HILLSBOROUGH COUNTY, FL; CITY OF TAMPA, FL; LINCOLN NATIONAL LIFE INSURANCE COMPANY 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 10, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 87, PALMA CEIA PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 58 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

The Property Address is: 3507 SAN LUIS STREET, TAMPA, FLORIDA 33626

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 17 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
21-019257 - NaC
October 24, 31, 2025 25-03297H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-002984
In Re: The Estate of RICHARD J. NANULA, Deceased.

The administration of the estate of RICHARD J. NANULA, deceased, whose date of death was June 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative:
PETER J. NANULA
3410 Jackson St.
San Francisco, CA 94118
Attorney for Personal Representative:
Michael L. Severe, Esq.
Tampa Law Group, P.A.
Florida Bar Number: 102833
15310 Amberly Dr.
Tampa, Florida 33647
Telephone: (813) 384-3387
E-mail:
michael@mytampalawgroup.com
October 24, 31, 2025 25-03313H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File Number 25-CP-003105
Division U
Florida Bar No. 144663
IN RE: ESTATE OF DANNEL CANTU Deceased.

The administration of the estate of DANNEL CANTU, deceased, whose date of death was March 20, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is OCTOBER 24, 2025.

Personal Representative
Name: FRED CANTU
Address: 1916 Sparkman Rd.,
Plant City, FL 33566
Attorney for Personal Representative
Charles S. White, Esq., of
CHARLES S. WHITE, P.A.
Florida Bar No. 144663
110 E. Reynolds St., Ste. 900
Plant City, Florida 33563
Tel. 813-752-6155
Fax. 813-754-1758
Email: cswatty@aol.com
19306
October 24, 31, 2025 25-03298H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-002006
THE BANK OF NEW YORK MELLON AS CO-TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSET TRUST 2010-1, Plaintiff, vs.
VERONICA O. NELSON A/K/A VERONICA NELSON AND DEBRA O. PORTER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 09, 2025, and entered in 24-CA-002006 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON AS CO-TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSET TRUST 2010-1 is the Plaintiff and VERONICA O. NELSON A/K/A VERONICA NELSON; DEBRA O. PORTER; UNKNOWN SPOUSE OF VERONICA O. NELSON A/K/A VERONICA NELSON; UNKNOWN SPOUSE OF DEBRA O. PORTER; UNKNOWN TRUSTEE OF THE MAGNOLIA GREENS TRUST; UNKNOWN BENEFICIARIES OF THE MAGNOLIA GREENS TRUST; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AQUA FINANCE, 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 12, 2025, the following described property as set forth in said Final Judgment, to wit:

BEGINNING AT A POINT 356 FEET EAST AND 25 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 19 EAST, RUN THENCE WEST 119 FEET, THENCE SOUTH 92 FEET, THENCE EAST 118 FEET AND NORTH 92 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3801 EAST OSBORNE AVE, TAMPA, FL 33610.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 21 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
22-048477 - ErS
October 24, 31, 2025 25-03296H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-011888 DIV H
SERVBANK, SB, Plaintiff, v.
ALBERT LAVIGNE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 8, 2025 and entered in Case No. 23-CA-011888 DIV H in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ALBERT LAVIGNE, et al., are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on November 6, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 23, BLOCK 2, BEACON MEADOWS UNIT III-B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 4604 RIDGE PT DR., TAMPA, FL 33624 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Joe Hynes, Esq.
FL Bar No.: 188654
Jimmy Edwards, Esq.
FL Bar No.: 81855
fcpleadings@ghidottiberger.com
October 24, 31, 2025 25-03286H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2025 CP 001851
DIVISION: PROBATE
IN RE: THE ESTATE OF CHRISTOPHER SCOTT MEADS DECEASED.

The administration of the estate of Christopher Scott Meads, deceased, whose date of death was October 7, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Clerk of Courts Attn.: Probate Department, Post Office Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 24, 2025.

Kevin Meads
KEVIN MEADS
Personal Representative
19715 Winding Creek Drive
Spring Hill, FL 34610
Carol Meads
CAROL MEADS
Personal Representative
19715 Winding Creek Drive
Spring Hill, FL 34610
TIFFANI N. BROWN LAW, PLLC
/s/ Tiffani N. Brown
TIFFANI N. BROWN, ESQ.
Florida Bar No. 1008812
Tiffani N. Brown Law, PLLC
12574 Flagler Center Blvd. Suite 101
Jacksonville, FL 32258
Phone: (850) 312-1323
Fax: (850) 213-6504
tbrown@tnbrownlaw.com
service@tnbrownlaw.com
Attorneys for Personal Representative
October 24, 31, 2025 25-03308H

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.: 11-CA-015966
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1, Plaintiff, v.
TARYA A. TRIBBLE, ET AL., Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Order dated October 9, 2025 entered in Civil Case No. 11-CA-015966 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1, Plaintiff and TARYA A. TRIBBLE, ET AL. are defendants, Victor D. Crist, Clerk of Court, will sell the property www.hillsborough.realforeclose.com beginning at 10:00 AM on December 9, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 26, BLOCK 1, LAKE ST. CHARLES, UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 11-1 THROUGH 11-4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 6940 Freeport Road, Riverview, FL 33569

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: M140368
October 24, 31, 2025 25-03260H

--- SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION
FILE NO: 25-CP-002700
IN RE: ESTATE OF DOROTHY NELL MOATES, Deceased.

The administration of the Estate of DOROTHY NELL MOATES, deceased, whose date of death was June 24, 2025, File Number 292025CP002700, is pending in the Circuit Court for Hillsborough County, Florida, PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa, FL 33601.

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

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT 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 first publication of this notice is the 24 day of October, 2025.

SUSAN WHITNEY
Personal Representative
Gerald L. Hemness, Jr., Esq.
Counsel for
Personal Representative
Florida Bar # 67695
100 Ashley Dr. South, Ste. 664
Tampa, FL 33602-5300
(813) 352-2708
gerald@hemness.com
October 24, 31, 2025 25-03267H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE DIVISION
File Number: 25-CP-002926
IN RE: The Estate of: ROBERT LOUIS SCOTT, Deceased.

The administration of the estate of ROBERT LOUIS SCOTT, deceased, whose date of death was June 20, 2025, and whose social security number is xxx-xx-0503, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative:
REBECCA GAIL SCOTT
18935 Dorman Road
Lithia, Florida 33547
Attorney for
Personal Representative:
By: /s/Thomas J. Gallo
Thomas J. Gallo, Esq.
THOMAS J. GALLO, ATTORNEY, P.A.
Florida Bar # 0723983
2240 Lithia Center Lane
Valrico, Florida 33596
Thomas@TomGalloLaw.com
Telephone: (813) 815-4529
October 24, 31, 2025 25-03269H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
Case No.: 25-CP-001360
IN RE: ESTATE OF ALBERTA MURPHY, Deceased.

The estate of ALBERTA MURPHY, deceased, whose date of death was December 31st, 2024, is pending in the County Court of Hillsborough County, Florida, Probate Division, case number 25-CP-001360. The address of the court 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 the 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 creditors of the decedent and other persons having claims or demands against the decedent's estate are required to file their claims with the above-named court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 24, 2025.

Personal Representative:
Courtland Gee
16647 Kingman Reef St
Wimauma, FL 33598
Attorney for Personal Representative:
Cheyenne Whitfield Esq.
10150 Highland Manor Drive,
Suite 200
Tampa, Fl 33610
(813)230-3359
Whitfield Law LLC
Cheyenne@cwesq.com
October 24, 31, 2025 25-03292H

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-003522
IN RE: ESTATE OF OMANES BENISSE, Deceased.

The administration of the estate of OMANES BENISSE, Deceased, whose date of death was July 30, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 24, 2025.

JULIE RICE,
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 24, 31, 2025 25-03288H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-003365
IN RE: ESTATE OF BRUCE D. FRADY, Deceased.

The administration of the estate of BRUCE D. FRADY, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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, Fla. Stat., applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Fla. Stat.

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 24, 2025.

Laura A. Frady
Personal Representative
5409 Piney Green Drive
King George, VA 22485
Jennifer N. Chapman
Attorney for Personal Representative
Florida Bar No. 50139
Bush Ross, P.A.
1801 North Highland Avenue
Tampa, FL 33602
Telephone: (813) 224-9255
Email: jchapman@bushross.com
Secondary Email:
darthur@bushross.com
8JR578503
October 24, 31, 2025 25-03268H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No.: 25-CP-003087
IN RE: ESTATE OF STEPHANIE MARIA HEWIG SCHMIDT GREEN

The administration of the estate of STEPHANIE MARIA HEWIG SCHMIDT GREEN, deceased, whose date of death was May 10, 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, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is October 24, 2025.

Christopher A. Schmidt,
Personal Representative
c/o 3903 Northdale Blvd. Ste. 100E
Tampa, Florida 33624
/s/ Laurie C. Satel, Esq.
Laurie C. Satel, Esq.
Florida Bar No: 124841
Satel Law, PLLC
3903 Northdale Blvd. Ste. 100E
Tampa, Florida 33624
Phone: 813.563.0636
Fax: 833.801.5443
E-Service: laurie@satellawfirm.com
Attorney for Petitioner
October 24, 31, 2025 25-03226H

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.: 24-CA-007587
CITIBANK, N.A. AS TRUSTEE ON BEHALF OF MAV 1,
Plaintiff, v.
RAD DIVERSIFIED REIT INC., A MARYLAND CORPORATION, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure and for Enforcement of Assignment of Rents and Leases dated October 13, 2025, issued in and for Hillsborough County, Florida, in Case No. 24-CA-007587, wherein CITIBANK, N.A. AS TRUSTEE ON BEHALF OF MAV 1 is the Plaintiff, and RAD DIVERSIFIED REIT INC., A MARYLAND CORPORATION, WESTCHASE COMMUNITY ASSOCIATION, INC., WESTCHASE COMMUNITY DEVELOPMENT DISTRICT, 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 December 09, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure and for Enforcement of Assignment of Rents, to wit:

LOT 9, BLOCK 7, WESTCHASE SECTION 110, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 70, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 9903 Bennington Dr., Tampa, FL 33626

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IMPORTANT

If you are a person with a disability who needs any 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 17th 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 24, 31, 2025 25-03236H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-003551
IN RE: ESTATE OF MICHAEL L. LIGUORI Deceased.

The administration of the estate of Michael L. Liguori, deceased, whose date of death was September 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Nicholas Liguori
13516 W. Hillsborough Avenue, Lot 50
Tampa, Florida 33635
Attorney for
Personal Representative:
/s/ William Rambaum
William Rambaum, Attorney
Florida Bar Number: 0297682
PLG Law
3684 Tampa Road, Suite 2
Oldsmar, FL 34677
Telephone: (727) 781-5357
Fax: (704) 285-8136
E-Mail: brambaum@plglawyer.com
Secondary E-Mail:
jherny@plglawyer. com
October 24, 31, 2025 25-03242H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-003011
Division A
IN RE: ESTATE OF RALPH CALDWELL BURKE A/K/A RALPH BURKE Deceased.

The administration of the estate of RALPH CALDWELL BURKE a/k/a RALPH BURKE, deceased, whose date of death was November 9, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Julie Marie Burke
19 Blade Street
Asheville, North Carolina 28801
Attorney for Personal Representative:
/s/ Debra L. Dandar
DEBRA L. DANDAR, Attorney
Florida Bar Number: 118310
TAMPA BAY ELDER LAW CENTER
3611 West Azeele Street
Tampa, FL 33609
Telephone: (813) 282-3390
Fax: (813) 902-3829
Debra@TBELC.com
Team@TBELC.com
October 24, 31, 2025 25-03287H

FIRST 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.: 24-CA-009625
MCLP ASSET COMPANY, INC.
Plaintiff(s), vs.
KIMBERLY CLARK; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on September 15, 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 19th day of November, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 17, Block 11, Tilsen Manor, according to the map or plat thereof as recorded in Plat Book 32, Page 100, Public Records of Hillsborough County, Florida.

Property address: 1916 Marvy Avenue, Tampa, FL 33612

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

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

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

Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 22-004335-5
October 24, 31, 2025 25-03261H

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---ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-008436
DIV C
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ANAY GUDINO NUEVO A/K/A ANAY GUDINO-NUEVO A/K/A ANAY GUDINO A/K/A ANAY AGUSTIN, et al.,
Defendant.

To: UNKNOWN SPOUSE OF ANAY GUDINO NUEVO A/K/A ANAY GUDINO-NUEVO A/K/A ANAY GUDINO A/K/A ANAY AGUSTIN
3810 CAMPBELL CREEK PL, PLANT CITY, FL 33565
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 5, LAZY OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND AN UNDIVIDED INTEREST IN PARCEL A. TOGETHER WITH 2002 FLEETWOOD DOUBLEWIDE MOBILE HOME SITUATED ON DESCRIBED PROPERTY WHICH HAS BEEN DECLARED REAL PROPERTY ID # 1214542 AND 12147543 WITH VIN #FLFL270A29685CY21 AND FLFL270B29685CY21.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 11/26/2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 21st day of October, 2025.

VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-13398FL
October 24, 31, 2025 25-03300H

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-009091
DIVISION: H
Bank United, N.A.
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Edward Leonard DeMent, Sr. a/k/a Edward L. Dement, Sr. a/k/a Edward Leonard DeMent a/k/a Edward L. DeMent, 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 Edward Leonard DeMent, Sr. a/k/a Edward L. Dement, Sr. a/k/a Edward Leonard DeMent a/k/a Edward L. DeMent, Deceased, and All Other Persons Claiming By and Through, Under, Against The Named Defendant(s): , Linda Mae Gause a/k/a Linda M. Gause f/k/a Linda M. DeMent: St. Mark Village Assisted Living, 880 Island Boulevard, Palm Harbor, FL 34684 and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Lester Robert DeMent a/k/a Lester R. DeMent, 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 21, BLOCK 1, TEMPLE GROVE ESTATES, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN BOOK 35, PAGE 86, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 6117 Liberty Ave, Temple Terrace, FL 33617.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 11/25/2025 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 20th day of October, 2025.

Victor D. Crist
Circuit and County Courts
(SEAL) By: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
25-333650 FC01 NCM
October 24, 31, 2025 25-03307H

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- Simply email your notice to legal@businessobserverfl.com
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
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---SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 24-CA-003211
UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII
Plaintiff vs.
DAVID E. HACKETT and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DAVID E. HACKETT; LAURA JEAN HACKETT; UNKNOWN SPOUSE OF LAURA JEAN HACKETT; MEADOWBROOKE OWNERS ASSOCIATION., INC; SUMMERFIELD MASTER COMMUNITY ASSOCIATION., INC.;SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PORTFOLIO RECOVERY ASSOCIATES, LLC; TENANT I/ UNKNOWN TENANT; TENANT II/ UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/UNKNOWN TENANT, in possession of the subject real property,
Defendants

Notice is hereby given pursuant to the final judgment/order entered on October 21, 2025 the above noted case, that the Clerk of Court of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Florida described as:

LOT 58 IN BLOCK A OF MEADOWBROOKE AT SUMMERFIELD, UNIT I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 23, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

The Clerk of this Court shall sell the property to the highest bidder for cash, on January 12, 2026 at 10:00 a.m. on Hillsborough County's Public Auction website: www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statues. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made by 12:00 p.m. the next business day.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

LAW OFFICE OF
GARY GASSEL, P.A.
2191 Ringling Boulevard
Sarasota, Florida 34237
(941) 952-9322
Attorney for Plaintiff
By GARY GASSEL, ESQUIRE
Florida Bar No. 500690
October 24, 31, 2025 25-03305H

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. 23-CA-000564
MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff, vs.
CARMEN MARIA PELAEZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 09, 2025, and entered in 23-CA-000564 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and CARMEN MARIA PELAEZ; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CARMEN MARIA PELAEZ, DECEASED; THE UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; EDWARD ALCIDES PELAEZ, SR.; MANUEL S. PELAEZ; GEORGE LOUIS PELAEZ; ROBERT JOSEPH PELAEZ 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 12, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3 IN BLOCK 6 OF GEORGE ROAD ESTATES UNIT NO. 2, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 44 ON PAGE 61 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 6105 YORKSHIRE ROAD, TAMPA, FL 33634

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 17 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
22-061467 - ErS
October 24, 31, 2025 25-03295H

FIRST INSERTION

AMENDED NOTICE OF SALE
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2025-CA-3703
PARKWEST HOLDINGS, LLC, a Florida limited liability company,
Plaintiff, vs.
BROWN & JACKMAN, LLC, a Florida limited liability company; WILLIE LEE BROWN, an individual; HARRIET ALICIA BROWN, an individual; UNKNOWN TENANT/OWNER 1; and UNKNOWN TENANT/OWNER 2.
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Default Judgment of Foreclosure dated October 16, 2025, and entered in Case Number 2024-CA-004499 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein PARKWEST HOLDINGS, LLC, a Florida limited liability company, is Plaintiff, and BROWN & JACKMAN, LLC, a Florida limited liability company, WILLIE LEE BROWN, an individual, and HARRIET ALICIA BROWN, an individual, are Defendants. The Clerk of the Court of Hillsborough County, Florida, Victor Crist, will sell to the highest and best bidder for cash, at public sale on November 18, 2025, at 10:00 A.M. in an online sale pursuant to Section 45.031, Florida Statutes, at https://hillsborough.realforeclose.com/ after having given notice as required by Section 45.031, Florida Statutes, the following described property as set forth in said Final Default Judgment of Foreclosure to wit:

Certain real property, hereafter referred to as the "Property" and more particularly described in Exhibit "A".

EXHIBIT A

"Mortgagee" shall refer to Parkwest Holdings, LLC, a Florida limited liability company, and "Mortgagor" shall refer to Brown & Jackman, LLC. Certain real and personal property, shall refer to the "Land" and more particularly described as follows:

Property Address: 1014 W Nassau Street, Tampa, Florida 33607-5627
Folio: 178613-0000
Legal Description: Lot 11, in Block 8, MAP OF MUNRO'S AND CLEWIS'S ADDITION TO WEST TAMPA, according to the Map or Plat thereof recorded in Plat 1, Page 63, as recorded in the Public Records of Hillsborough County, Florida.

A. All of the land (the "Land") described on Exhibit "A" attached hereto and made a part hereof, to have and to hold the same, together with all rights, privileges, tenements, hereditaments, rights-of-way, easements, appendages, projections, appurtenances, water rights (including riparian and littoral rights), air rights, development rights, construction allocations, streets, ways, alleys, strips and gores of land now or hereafter in any way belonging to, adjoining, appurtenant to, crossing, or pertaining to the Land.

B. All buildings, betterments, structures, improvements and fixtures of any nature now or hereafter constructed or located, in whole or in part, on the Land, regardless of whether physically affixed thereto or now or hereafter severed or capable of severance from the Land (collectively, the "Improvements").

C. All materials, supplies, goods, tools, furniture, fixtures, equipment, and machinery which in all cases is affixed or attached, or to be affixed or attached, in any manner on the Land or the Improvements;

D. All tangible property (collectively, the "Equipment") now or hereafter owned by the Mortgagor and now or hereafter located at, affixed to, placed upon or used in connection with the Land or the Improvements. The Equipment includes, without limitation, the following: (I) all machinery, equipment, appliances, fixtures, conduits and systems for generating or distributing air, water, heat, ahconditioning, electricity, light, fuel or refrigeration, or for ventilating or sanitary purposes, or for the exclusion of vermin or insects, or for the removal of dust, refuse, sewage or garbage, or for fire prevention or extinguishing; (2) all elevators, escalators, lifts and dumbwaiters; (3) all motors, engines, generators, compressors, pumps, lift stations, tanks, boilers, water heaters, furnaces and incinerators; (4) all furniture, furnishings, fixtures, appliances, installations, partitions, projection systems, shelving, cabinets, lockers, vaults and wall safes; (5) all carpets, carpeting, rugs, underpadding, linoleum, tiles, mirrors, wall coverings, windows, storm doors, awnings, canopies, shades, screens, blinds, draperies and related hardware, chandeliers and light fixtures; (6) all plumbing, sinks, basins, toilets, faucets, pipes, sprinklers, disposals, laundry appliances and equipment, and kitchen appliances and equipment; (7) all alarm, safety, electronic, telephone, music, entertainment and communications equipment and systems; (8) all janitorial, maintenance, cleaning, window washing, vacuuming, landscaping, pool and recreational equipment and supplies; (9) all storage tanks (including, without limitation, underground storage tanks) together with pipes, lines and other equipment associated therewith; and (10) any other items of property, wherever kept or stored, if acquired by the Mortgagor with the intent of incorporating them in or using them in connection with the Land or the Improvements.

E. All rights of the Mortgagor in and to all awards or payments, including interest thereon and the right to receive the same, growing out of or resulting from any exercise of the power of eminent domain (including the taking of all or any part of the Land or the Improvements), or any alteration of the grade of any street upon which the Land abuts, or any other injury to, taking of, or decrease in the value of the Land or the Improvements or any part thereof.

F. All rights of the Mortgagor in and to any hazard, casualty, liability, or other insurance policy carried for the benefit of the Mortgagor or the Mortgagee with respect to the Improvements or the other assets described herein, including without limitation any unearned premiums and all insurance proceeds or sums payable in lieu of or as compensation for any loss of or damage to all or any portion of the Improvements or the other assets described herein.

G. All rights of the Mortgagor in and to all supplies and building materials delivered to or located upon the Land or elsewhere and used or usable in connection with the construction or refurbishing of the Improvements or the other assets described herein.

H. All rights of the Mortgagor in, to, under, by virtue of, arising from or growing out of any and all present or future contracts, instruments, accounts, insurance policies, permits, licenses, trade names, plans, specifications, appraisals, reports, paid fees, choses-in-action, subdivision restrictions, development orders or declarations or general intangibles whatsoever now or hereafter dealing with, affecting or concerning the Land, the Improvements or the other assets described herein or any portion thereof or interest therein including, without limitation, the following: (1) all contracts, plans, specifications and permits for or related to the Land or its development or the construction m· refurbishing of the Improvements; (2) all agreements for the provision of utilities (including any reservation of capacity for utilities) to the Land or Improvements; (3) all payment, performance or other bonds; (4) all contracts, option agreements, right of first refusal agreements and other agreements now existing or hereafter made for the sale by the Mortgagor of all or any portion of the Land or the Improvements, including any deposits paid by any purchasers (howsoever such deposits may be held) and any proceeds of such contracts and agreements, including any purchase-money notes and mo1tgages made by such purchasers; and (5) any declaration of condominium, restrictions, covenants, easements or similar documents now or hereafter recorded against the title to all or any portion of the Land.

I. All rents, income, issues and profits of the Land, the Improvements and other property subject to this Mortgage (collectively, the "Rents"), and all leases, subleases, tenancies, licenses, franchises and occupancy agreements of any nature whatsoever now or hereafter affecting the Land or the Improvements (collectively, the "Leases"), together with all guaranties of the Leases and all security deposits and prepaid rents under the Leases.

J. All proceeds (and proceeds of proceeds), products, replacements, additions, betterments, extensions, improvements, substitutions, renewals and accessions of or to any of the foregoing in subparagraphs A. through I. herein above.

Everything referred to in subparagraphs A through J above and any additional property hereafter acquired by the Mortgagor and subject to the lien of this Mortgage or any part of these properties is herein referred to collectively as the "Mortgaged Property."

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

In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding or program, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Clerk of Court & Comptroller's Office ADA Coordinator at 601 East Kennedy Boulevard, Tampa, Florida 33602, (813) 276-8100 ext. 7039, as far in advance as possible, but preferably at least seven (7) working days before your scheduled court appearance or other court activity; or immediately upon receiving your notification if the time before the scheduled court appearance or other court activity is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 16th day of October, 2025.

WOOLSEY MORCOM, PLLC
By: /s/ Charles Lee Wingard Jr., Esq.
NICHOLAS W. MORCOM
Florida Bar No. 0013767
CHARLES LEE WINGARD JR.
Florida Bar No. 1033426
203 Fort Wade Road, Suite 105
Ponte Vedra, Florida 32081
(904) 638-4235 (telephone)
(904) 638-9302 (facsimile)
Email: nick@woolseymorcom.com
lwingard@woolseymorcom.com
shunnefield@woolseymorcom.com
Attorneys for Plaintiff
October 24, 31, 2025 25-03306H

---ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA,
PROBATE DIVISION
Case No: 2024-CP-331
Division: PROBATE
IN RE: ESTATE OF CLARENCE C. SNYDER

TO: ERIKA TROUPE, 434 SUNFISH DRIVE, WINTER HAVEN, FL 33881
JOHN SNYDER, 2246 COLLEGE AVENUE, TERRE HAUTE, IN 47803
MICHELLE TROUPE, 8918, INDIGO TRAIL LOOP, RIVERVIEW, FL 33578
ROBERT TROUPE, 5889 FOXHAVEN DRIVE, WINTER HAVEN, FL 33884

YOU ARE NOTIFIED that an amended PETITION TO RE-OPEN THE ESTATE AND PETITION FOR AMENDED ORDER OF SUMMARY ADMINISTRATION TO ADD HEIRS AT LAW, AND AN AMENDED PETITION TO DETERMINE HOMESTEAD STATUS OF REAL PROPERTY has been filed and that you are required to serve a copy of your written defenses or objections, if any, on the Petitioner's attorney MARIEL LANZA, ESQUIRE., LANZA LEGAL P.A., whose address is 829 WEST MARTIN LUTHER KING JR. BLVD., TAMPA, FL 33603, SUITE 221 on or before 11/28/2025 and file the original with the clerk of this Court at 800 East Twiggs St. Tampa, FL 33602 before service on Petitioner or immediately thereafter. This notice shall be filed in the Business Observer. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. 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 Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated: OCTOBER 20, 2025
CLERK OF THE CIRCUIT COURT
(SEAL) By: RYAN MARSH
Deputy Clerk

MARIEL LANZA, ESQUIRE.,
LANZA LEGAL P.A.,
829 WEST MARTIN LUTHER KING JR. BLVD.,
TAMPA, FL 33603, SUITE 221
October 24, 31, 2025 25-03285H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002720
Division A
IN RE: ESTATE OF ROBERT THEODORE KNAUER, Deceased.

The administration of the estate of Robert Theodore Knauer, deceased, whose date of death was October 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E. Twiggs St. Tampa, FL 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representatives:
Keith Knauer
2729 Oak Forest Drive
Southport, North Carolina 28469
Christine Zalocusky
801 Edenburgh Way
Belleville, IL 62221
Carol Ochiltree
3212 West Bay Vista Avenue
Tampa, Florida 33611

Attorney for
Personal Representatives:
Maureen Arago, Attorney
Florida Bar Number: 835821
Arago Law Firm, PLLC
230 E. Monument Ave., Suite A
Kissimmee, FL 34741
Telephone: (407) 344-1185
E-Mail: maureenarago@aragolaw.com
Secondary E-Mail:
colleen@aragolaw.com
October 24, 31, 2025 25-03272H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003309
IN RE: ESTATE OF SHARON A. ROSENFELD a/k/a SHARON ANN ROSENFELD Deceased.

The administration of the ESTATE OF SHARON A. ROSENFELD a/k/a SHARON ANN ROSENFELD, deceased, whose date of death was July 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative:
CHRISTINE D. BROOKS
955 North Orlando Avenue, Apt. 533
Maitland, Florida 32751

Attorney for
Personal Representative:
/s/ Rachel Albritton Lunsford
RACHEL ALBRITTON LUNSFORD
Florida Bar Number: 0268320
GUNSTER, YOAKLEY, &
STEWART, P.A.
401 East Jackson Street, #1500
Tampa, Florida 33602
Telephone: (813) 228-9080
Fax: (813) 228-6739
Primary E-Mail:
rlunsford@gunster.com
Secondary E-Mail:
eservice@gunster.com
Secondary E-Mail:
snieder@gunster.com
October 24, 31, 2025 25-03291H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-016700
TRUIST BANK, as successor by merger to SUNTRUST BANK,
Plaintiff, vs.
RICHARD A. BRENNER, UNKNOWN SPOUSE OF RICHARD A. BRENNER, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, CITY OF TAMPA, FLORIDA, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or against any Defendant, or claiming any right, title, and interest in the subject property,
Defendants.

NOTICE is hereby given pursuant to the Amended Uniform Final Judgment of Foreclosure, entered October 13, 2025, and entered in Case Number: 23-CA-016700 of the Circuit Court in and for Hillsborough County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and RICHARD A. BRENNER, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, CITY OF TAMPA, FLORIDA, are the Defendants, the Hillsborough County Clerk of the Court, Victor D. Crist, will sell to the highest and best bidder for cash, by electronic sale on-line at https://www.hillsborough.realforeclose.com, beginning at 10:00 o'clock A.M. on the 2nd day of February, 2026 the following described property as set forth in said Amened Uniform Final Judgment of Foreclosure, to-wit:

Property Address: 3109 W Barcelona St, Tampa, FL 33629
Property Description:
The East 1/2 of Lot 15, LESS the North 21.3 feet and Lot 16, Block 41, PALMA CEIA PARK, according to the map or plat thereof as recorded in Plat Book 4, Page 58, Public Records of Hillsborough County, Florida.

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 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.

/s/ Arthur Barksdale
John L. Di Masi
Florida Bar No.: 0915602
Patrick J. Burton
Florida Bar No.: 0098460
Arthur Barksdale
Florida Bar No.: 0040628
Rebecca Blechman
Florida Bar No.: 0121474
Nelson Crespo
Florida Bar No.: 0121499
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Eryn M. McConnell
Florida Bar No.: 0018858
Shelby Pfannerstill
Florida Bar No.: 1058704
Toby Snively
Florida Bar No.: 0125998
DI MASI | BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph (407) 839-3383
Fx (407) 839-3384
Primary E-Mail:
jdlaw@orlando-law.com
Attorneys for Plaintiff
October 24, 31, 2025 25-03235H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 18-CA-009192
LENNAR MORTGAGE, LLC F/K/A EAGLE HOME MORTGAGE, LLC F/K/A UNIVERSAL AMERICAN MORTGAGE COMPANY LLC
Plaintiff(s), vs.
THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF STERLING SMITH, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 15, 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 19th day of November, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 84, OF HAWKS POINT PHASE S-1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 2370 Dovesong Trace 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.

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

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

Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 18-004275-1
October 24, 31, 2025 25-03262H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-003804
TRUIST BANK, as successor by merger to SUNTRUST BANK,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST DANISE HEGERTY, WHO IS KNOWN TO BE DEAD, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or against any Defendant, or claiming any right, title, and interest in the subject property,
Defendants.

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure, entered October 14, 2025, and entered in Case Number: 24-CA-003804 of the Circuit Court in and for Hillsborough County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST DANISE HEGERTY, WHO IS KNOWN TO BE DEAD, are the Defendants, the Hillsborough County Clerk of the Court, Victor D. Crist, will sell to the highest and best bidder for cash, by electronic sale on-line at https://www.hillsborough.realforeclose.com, beginning at 10:00 o'clock A.M. on the 17th day of November, 2025 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:

Property Address: 413 Magnolia Ave, Seffner, FL 33584
Property Description:
Lot 3, Block 7, EAST BROADWAY HEIGHTS SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 21, Page 1, Public Records of Hillsborough County, Florida.

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 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.

/s/ Arthur Barksdale
John L. Di Masi
Florida Bar No.: 0915602
Patrick J. Burton
Florida Bar No.: 0098460
Arthur Barksdale
Florida Bar No.: 0040628
Rebecca Blechman
Florida Bar No.: 0121474
Nelson Crespo
Florida Bar No.: 0121499
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Eryn M. McConnell
Florida Bar No.: 0018858
Shelby Pfannerstill
Florida Bar No.: 1058704
Toby Snively
Florida Bar No.: 0125998
DI MASI | BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph (407) 839-3383
Fx (407) 839-3384
Primary E-Mail:
jdlaw@orlando-law.com
Attorneys for Plaintiff
October 24, 31, 2025 25-03234H

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.: 24-CA-008153
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF AERO NON-PERFORMING MORTGAGE LOAN TRUST 2019-1,
Plaintiff, v.
MIDTOWN VENTURE GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated April 23, 2025 and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated October 15, 2025, issued in and for Hillsborough County, Florida, in Case No. 24-CA-008153 , wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF AERO NON-PERFORMING MORTGAGE LOAN TRUST 2019-1 is the Plaintiff, and MIDTOWN VENTURE GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY , M&H FLIPPING1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MARMAX 1208, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CHRISTOPHER CRUZ, ALDO DE LA CRUZ and CLIFF PARCHMON are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 10, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

LOTS 27 & 28, COTTER`S SPRING HILL SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 6913 North Highland Avenue, 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 notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: This 15th 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 24, 31, 2025 25-03229H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-CA-006140
SECTION # RF
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
ELIZABETH J. GRIFFIN A/K/A ELIZABETH CIVELLO; SETTLERS POINTE ASSOCIATION, INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF ELIZABETH J. GRIFFIN A/K/A ELIZABETH CIVELLO; UNKNOWN TENANT
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 12 day of November, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 23, BLOCK 1, SETTLERS POINTE SECTION A UNIT 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 14964 OLD POINTE RD., TAMPA, FL 33613

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 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 2.516
eservice@decubaslewis.com
25-01952
October 24, 31, 2025 25-03256H

-- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-009700
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2023-LOC2,
Plaintiff, v.
ROBERT L. SMITH III; UNKNOWN SPOUSE OF ROBERT L. SMITH III; THE CLERK OF THE 13TH JUDICIAL CIRCUIT FOR HILLSBOROUGH COUNTY, FLORIDA; ROYCE EDWARD BRAXTON JR.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 31, 2025 entered in Civil Case No. 24-CA-009700 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2023-LOC2, Plaintiff and ROBERT L. SMITH III; THE CLERK OF THE 13TH JUDICIAL CIRCUIT FOR HILLSBOROUGH COUNTY, FLORIDA; ROYCE EDWARD BRAXTON JR.; are defendants, Victor D. Crist, Clerk of Court, will sell the property at www.hillsborough.realforeclose.com beginning at 10:00 AM on December 1, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 2, BLOCK 56, SULPHUR SPRINGS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH 1/2 THE VACATED ALLEY ABUTTING SAME ON THE EAST.

Property Address: 8015 North 11th St, Tampa, FL 33604

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Taji S. Foreman
Taji S. Foreman
FBN: 0058606
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 2390.000483
October 24, 31, 2025 25-03257H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-002804
DATA MORTGAGE INC., DBA ESSEX MORTGAGE,
Plaintiff, vs.
JUSTIN ROBINSON; UNKNOWN SPOUSE OF JUSTIN ROBINSON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed September 9, 2025 and entered in Case No. 25-CA-002804, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and JUSTIN ROBINSON; UNKNOWN SPOUSE OF JUSTIN ROBINSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on November 12, 2025, the following described property as set forth in said Final Judgment, to wit:

SEE EXHIBIT A

Section 7, Township 31 South, Range 20 East, according to the map or plat recorded In Plat Book 38, Page 45 of the Public Records of Hillsborough County, Florida, together with a portion of the Southeast one-quarter of the Northeast one-quarter of said Section 7, Township 31 South, Range 20 East: All of the above being more particularly described as follows to wit: Commence at the Northeast corner of Lot 1, Block 4 of Stelling Village Unit No. 1, according to the map or plat thereof recorded In Plat Book 38, Page 45 of the Public Records of Hillsborough County, Florida; thence run 89°47'20" West (bearing derived for that certain plat aforementioned) along the Northerly boundary of Lots 1 and 2 for a distance of 100.2 feet to an Iron pipe marking the Northeast corner of Lot 24, and the Point of Beginning of the herein described parcel; thence South 04°40'23" West, along the Easterly boundary of said Lot 24, and the Southerly extension thereof for a distance of 175.48 feet to an Iron pipe; thence North 85°31'02" West, for a distance of 145.13 feet to an iron pipe; thence North 04°29'55" East, for distance of 164.60 feet to an iron rod lying on the Southerly right of way line of Crawley Road, also known as Cowley Road; thence South 89°47'20" East, along said Southerly right-of-way line for a distance of 45.54 feet to an iron rod marking the Northwest corner of Lot 23 of the aforementioned plat; thence South 04°27'07' West, along the Westerly boundary of said Lot 23 for distance of 112.98 feet to the Southwest corner thereof; thence South 85°26'31" East, along the Southerly boundary of said Lot 23 for a distance of 50.01 foot to tan iron pipe marking the Southeast corner of said Lot 23 for a distance of 116.78 feet to an iron pipe marking the Northeast corner of said Lot 23 and lying on the Southerly right-of-way line of Crawley Road, also known as Cowley Road, thence South 89°47'20" East along the said Southerly right-of-way line, also being the Northerly boundary of Lot 24, a distance of 50.40 feet to the Point of Beginning.

Together with 1993 Mobile Home, Vin # 57620280AF and 57620280BF

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

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 16th day of October 2025.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-00342 ESX
V6.20190626
October 24, 31, 2025 25-03237H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2022-CA-000755
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
DAVID GAYLOR, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 3, 2025, and entered in Case No. 2022-CA-000755 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Carrington Mortgage Services, LLC, is the Plaintiff and David Gaylor, United States of America Acting through Secretary of Housing and Urban Development, Joann Gaylor aka Joann Hambaugh Gaylor NBS, 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 4, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOTS 9 AND 10, BLOCK 27, TAMPA'S NORTHSIDE COUNTRY CLUB AREA UNIT 3, FOREST HILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 1005 CEDAR LAKE DRIVE TAMPA FL 33612

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 15 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/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq
IN/21-007928
October 24, 31, 2025 25-03225H

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-004995
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1,
Plaintiff, vs.
MARQUITA V. ANGLIN A/K/A MARQUITA ANGLIN A/K/A MARQUITA SNIPES MORGAN;
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated October 10, 2025, and entered in Case No. 25-CA-004995, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, is Plaintiff and MARQUITA V. ANGLIN A/K/A MARQUITA ANGLIN A/K/A MARQUITA SNIPES MORGAN, are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 14TH day of NOVEMBER, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 32, RIVER BLUFFS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 75, PAGE 13, 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 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 Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, 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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 16th day of October, 2025
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH20820-25/sap
October 24, 31, 2025 25-03255H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-001283
SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
DAVID NORMAN GOOCH, et al.,
Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 11/6/2025, in Case No.: 25-CA-001283 of the Circuit Court in and for Hillsborough County, Florida, wherein SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and DAVID NORMAN GOOCH, et al., are the Defendants. Victor D. Crist, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 11/6/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 2, Block 15, DG FARMS PHASE 6A, according to the plat as recorded in Plat Book 132, Pages 284 through 288, 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 ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL-1-800-955-8770.

DATED: October 20, 2025
By: /s/Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
October 24, 31, 2025 25-03271H

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.: 24-CA-008270
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF FF INVESTORCO GRANTOR TRUST,
Plaintiff, v.
RAD Diversified REIT, Inc., a Maryland Corporation, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure and Assignment of Leases and Rents dated October 13, 2025, issued in and for Hillsborough County, Florida, in Case No. 24-CA-008270, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF FF INVESTORCO GRANTOR TRUST is the Plaintiff, and RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION and CITY OF TAMPA, FLORIDA 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 02, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure and Assignment of Leases and Rents, to wit:

A PORTION OF LOT 1, BLOCK 36, LOT 1, BLOCK 39 AND BUNKER VIEW DRIVE, APOLLO BEACH UNIT SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 88, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 39, SAID POINT OF BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF EAGLE LANE, THENCE ON SAID RIGHT-OF-WAY LINE NORTH 45° 40` 28" WEST, A DISTANCE OF 88.33 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 44° 19` 32" WEST, A DISTANCE OF 125.00 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LOT 1, BLOCK 39, AND LOT 1, BLOCK 36; THENCE ON SAID WEST BOUNDARY NORTH 45° 40` 28" WEST, A DISTANCE OF 88.33 FEET; THENCE DEPARTING SAID WEST BOUNDARY NORTH 44° 19` 32" EAST, A DISTANCE OF 125.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF EAGLE LANE; THENCE ON SAID RIGHT-OF-WAY LINE SOUTH 45° 40` 28" EAST, A DISTANCE OF 88.33 FEET TO THE POINT OF BEGINNING.

Property Address: 710 EAGLE LN, APOLLO BEACH, FL 33572

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IMPORTANT

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

Dated: This 20th 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 24, 31, 2025 25-03270H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 18-CA-007385
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARREL DUNCAN A/K/A DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARREL DUNCAN A/K/A DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed September 11, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DARREL DUNCAN A/K/A DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARREL DUNCAN A/K/A DARRELL DUNCAN A/K/A DARRYL DUNCAN; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A. /THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC.; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC.; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on November 13, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 10 OF TANGLEWOOD PRESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGE(S) 254, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 16th day of October 2025.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 18-01243 CMS
V6.20190626
October 24, 31, 2025 25-03251H

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-009549
PNC BANK, NATIONAL ASSOCIATION,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CAROL LISS, DECEASED; et al.,
Defendant(s).
TO: Brian Scott Liss
Last Known Residence: 924 Regal Manor Way Sun City Center, FL 33573
TO: Lynn Liss Hanks
Last Known Residence: 924 Regal Manor Way Sun City Center, FL 33573
TO: Henry Frankel
Last Known Residence: 10664 Plainview Cir Boca Raton, FL 33498-6362
TO: Marla Liss
Last Known Residence: 924 Regal Manor Way Sun City Center, FL 33573

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

LOT 27, SUN CITY CENTER UNIT 266, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 204, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 11/26/2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on OCT 21 2025.

As Clerk of the Court
(SEAL) By: Patricia Corbin
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1457-1048B
Ref# 12911
October 24, 31, 2025 25-03301H

FIRST INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 25-CA-008824
NEXUS NOVA LLC,
Plaintiff, vs.
EDWARD CARLTON CARTER; et al
Defendants.
TO: EDWARD CARLTON CARTER; 4910 LYFORD CAY RD TAMPA, FL 33629
UNKNOWN SPOUSE OF EDWARD CARLTON CARTER; 4910 LYFORD CAY RD TAMPA, FL 33629

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

UNIT 103 OF LAS YBOR CITY HOMES, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 17182, PAGE(S) 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
Also known as 1621 E 4TH AVE STE 103, TAMPA, FL 33605.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before November 20, 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 October 15, 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: Mustafa Divan
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
October 24, 31, 2025 25-03245H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-007637
DIV: K
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
CARLYNE DESIR AND FLINT B. EDWARDS, et al.,
Defendants.
TO: FLINT B. EDWARDS
12935 WILLOW GROVE DR, RIVERVIEW, FL 33579
CARLYNE DESIR
12935 WILLOW GROVE DR, RIVERVIEW, FL 33579
UNKNOWN SPOUSE OF FLINT B. EDWARDS
12935 WILLOW GROVE DR, RIVERVIEW, FL 33579

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

LOT 174, BELMOND RESERVE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE(S) 251 THROUGH 257, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 11/26/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 21st day of October, 2025.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-02719
October 24, 31, 2025 25-03302H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2025-CA-006639
DIV K
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
ELLEN JACKSON, et al.,
Defendants.
TO: Ellen Jackson
6204 Soaring Avenue
Temple Terrace FL 33617
Ellen Jackson
905 E Hanna Ave.
Tampa, FL 33604
Unknown Spouse of Ellen Jackson
6204 Soaring Avenue
Tampa FL 33617
Unknown Spouse of Ellen Jackson
905 E Hanna Ave.
Tampa, FL 33604

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

Lot 81, Block 1, RAINTREE OAKS, according to the map or plat thereof as recorded in Plat Book 53, Page 18 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 17 day of October, 2025.

Victor D. Crist
as Clerk of the Circuit Court of Hillsborough County, Florida
(SEAL) By: Jennifer Taylor
DEPUTY CLERK
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave,
Suite 430,
Winter Park, FL 32789
October 24, 31, 2025 25-03266H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 23-CA-015838
PENNYMAC LOAN SERVICES, LLC
Plaintiff(s), vs.
BUILDER OF DREAMS LLC; REBECCA DOWLING; TIMOTHY DOWLING; REBECCA E. OWENS; THE UNKNOWN SPOUSE OF REBECCA DOWLING; THE UNKNOWN SPOUSE OF TIMOTHY DOWLING
Defendant(s).
TO: REBECCA E. OWENS
LAST KNOWN ADDRESS: 4375 LINDSEY LOOP, DOVER, FL 33527
CURRENT ADDRESS: UNKNOWN

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

Lot beginning 186.8 feet East and 450.0 feet South of the Northwest corner of the East 1/2 of the SE 1/4 of the NW 1/4 of Section 28, Township 28 South, Range 21 East, Hillsborough County, Florida, and run East 175 feet, North 160 feet, West 175 feet, South 160 feet to the Point of Beginning, Less the West 10 feet and South 10 feet for Road.
Property address: 4375 Lindsey Loop, Dover, FL 33527

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

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

DATED this the 28th day of August, 2025.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Mustafa Divan
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 23-008800-1
October 24, 31, 2025 25-03224H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-000738
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
CHENARD DAVID BRYANT A/K/A CHENARD BRYANT, et al.,
Defendant.
To the following Defendant(s):

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF CAROLYN BRYANT A/K/A CAROLYN ANN BRYANT A/K/A CAROLYN GORDON BRYANT, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN)

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

LOT 45, BLOCK 1, SOUTH FORK UNIT 6, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 105, PAGE 222-234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before October 28, 2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court this 22nd day of September, 2025.

VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
(SEAL) By Mustafa Divan
As Deputy Clerk

McCalla Raymer Leibert Pierce, LLP,
Sara Collins,
Attorney for Plaintiff,
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
23-08737FL
October 24, 31, 2025 25-03265H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-CA-009128
DKC LENDING, LLC, a Florida limited liability company,
Plaintiff, v.
2602 S 69TH LLC, a Florida limited liability company; STATE FARM FIRE AND CASUALTY COMPANY a/s/o WILFRID PREVAL, a foreign profit corporation; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY – INTERNAL REVENUE SERVICE; PROTEK PROPERTY SOLUTIONS, INC, a Florida profit corporation; XAVIER M. THOMPSON; ROBERT C. BLAND; and UNKNOWN TENANT IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN, that pursuant to the Uniform Final Judgment of Foreclosure (Count I) dated August 5, 2025, as modified by the Agreed Order dated September 22, 2025, both of which were entered in Case No.: 24-CA-009128, of the Circuit Court in and for Hillsborough County, Florida, Victor Crist, the Clerk of Court for Hillsborough County, will sell to the highest bidder for cash, on November 17, 2025 at 10:00 a.m., at the Clerk of the Circuit Court, online at http://www.hillsborough.realforeclose.com the following described real property as set forth in the Final Judgment of Foreclosure:

Lot 9, Block 4, and the South 1/2 of a vacated 60 foot street (9th Street North) abutting on the North boundary of Lot 9, Subdivision of Tracts 15 & 16 of South Tampa, in the Southwest 1/4 Section 26, Township 29 South, Range 19 East, according to the Plat thereof, recorded in Plat Book 6, Page(s) 3, of the Public Records of Hillsborough County, Florida.

Property Address: 2602 S. 69th Street, Tampa, Florida.

NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 8th day of October 2025.

/s/Torrey C. Taylor
Torrey C. Taylor
Florida Bar No.: 100053
October 24, 31, 2025 25-03254H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-000214
MCLP ASSET COMPANY, INC.,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DAN J. FELLNER A/K/A DANIEL J. FELLNER, DECEASED; et al.,
Defendant(s).
TO: Emily Lambrecht
Last Known Residence: 912 27th St SE Ruskin, FL 33570

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

THE NORTH 204 FEET OF TRACT 489 FIRST EXTENSION OF RUSKIN COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 6, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND THE NORTH 132 FEET OF THE SOUTH 436 FEET LESS THE WEST 320 FEET OF LOT 489 FIRST EXTENSION OF RUSKIN COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 6, PAGE 24, OF THE PUOLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before November 20, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on October 15, 2025.

As Clerk of the Court
(SEAL) By: Mustafa Divan
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1133-3681B
Ref# 12850
October 24, 31, 2025 25-03290H

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-007453
DIV F
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
ENRIQUE J. QUEVEDO, et al.,
Defendants.
TO: UNKNOWN SPOUSE OF ENRIQUE J. QUEVEDO

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

LOT 7 AND THE EAST 20 FEET OF LOT 8, BLOCK 52, JOHN H. DREW'S FIRST EXTENSION TO NORTH-WEST TAMPA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 42, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THE NORTH 1/2 CLOSED ALLEY ABUTTING ON SOUTH.

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 11/21/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 16th 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
25-03060
October 24, 31, 2025 25-03250H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-008093
Div: B
PENNYMAC LOAN SERVICES, LLC
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF ANGEL L. HERNANDEZ A/K/A ANGEL LUIS HERNANDEZ; RUTH MELENDEZ; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY;
Defendant(s).

To the following Defendant(s):
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF ANGEL L. HERNANDEZ A/K/A ANGEL LUIS HERNANDEZ
Last Known Address
UNKNOWN
UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY
Last Known Address
3605 Patina Dr
Tampa, FL 33619
UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY
Last Known Address
3605 Patina Dr
Tampa, FL 33619

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

LOT 15, BLOCK 10, SUGARCREEK SUBDIVISION UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 62, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 3605 PATINA DR, TAMPA, FL 33619

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, on or before 11/21/25 or 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 16 day of October, 2025 .

Victor D. Crist
As Clerk of the Court by:
(SEAL) By: Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
October 24, 31, 2025 25-03249H

FIRST INSERTION

NOTICE OF ACTION – CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CA-005239
Division: G
BACKLOTCARS, INC.,
Plaintiff, v.
AHMED ABUELENEN A/K/A AHMED MOHAMMAD ABUELENEN A/K/A AHMED M. ABUELENEN, et al., and all Unknown Parties claiming by, through, under, or against the above named individual Defendants who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or Other Claimants,
Defendants.

TO: UNKNOWN SPOUSE OF AHMED ABUELENEN A/K/A AHMED MOHAMMAD ABUELENEN A/K/A AHMED M. ABUELENEN AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, OR AGAINST THE ABOVE NAMED INDIVIDUAL DEFENDANT WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS, AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED that an action has been filed against you seeking to foreclose a judgment lien recorded on April 17, 2025, as Instrument Nos 2025169870 and 2025169832, in the public records of Hillsborough County, Florida with respect to the real properties as described below, which are situated, lying and being in Hillsborough County, Florida, and seeking other relief:

PARCEL 1:
Part of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 28 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:
For a point of reference commence at a point marking the Southeast comer of the aforementioned North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 2 and run thence along the South boundary thereof, South 89°21'58" West, 211.07 feet for a Point of Beginning; thence continue along said South boundary South 89°21'58" West, 80.00 feet; thence North 00°00' 14" West, 147.76 feet; thence North 89°59'46" East, 80.00 feet; thence South 00°00'14" East, 146.88 feet to the Point of Beginning.
PARCEL 2:
Lots 5, 6, 7 and 8, Block 29 of lrvinton Heights, according to the map or plat thereof as recorded in Plat Book 7, Page 33, of the Public Records of Hillsborough County, Florida.

You are required to serve a copy of your written defenses, if any, to it on JOHN N. MURATIDES, the plaintiff's attorney, whose email address is JMuratides@stearnsweaver.com and address is Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., Post Office Box 3299, Tampa, Florida 33601, Telephone: (813) 223-4800, on or before 11/21/2025, and file the original with the clerk of this Court at 800 E. Twiggs St., Room 101, Tampa, FL 33602 or P.O. Box 3360 Tampa, Florida 33601, either before service on the plaintiff's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the complaint.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. You may file a Notice of Current Address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

"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 October 1, 2025.

Victor D. Crist
Clerk of the Circuit Court and Comptroller,
Hillsborough County, Florida
(SEAL) By: Jennifer Taylor
Deputy Clerk

JOHN N. MURATIDES,
the plaintiff's attorney,
JMuratides@stearnsweaver.com
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.,
Post Office Box 3299,
Tampa, Florida 33601,
Telephone: (813) 223-4800
#14132277v3
Oct. 24, 31; Nov. 7, 14, 2025 25-03244H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-003817
LAUREL OAK AT LIVE OAK PRESERVE ASSOCIATION, INC.,
Plaintiff, v.
JAMES HERBERT and ANALIE Y. HERBERT, UNKNOWN TENANT #1, 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 D. Crist, will sell the property situated in Hillsborough County, Florida, described as:

Lot 13 Block 2, LIVE OAK PRESERVE PHASE 1A, according to the map or plat thereof recorded in Plat Book 95, Page 40, in the Public Records of Hillsborough County, Florida. Commonly referred to as: 9015 Cormorant Court, Tampa, Florida 33618.

at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 21st day of November, 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 16 day of October 2025.
FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
Primary: bross@frpalegal.com
Secondary: jclaudio@frpalegal.com
5550 W. Executive Drive, Ste 250
Tampa, Florida 33609
(813) 286-0888 \ (813) 286-0111 (FAX)
Attorneys for Plaintiff
October 24, 31, 2025 25-03240H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-038434
DIV: J
CROSS CREEK PARCEL "K" HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, v.
BERNARD K. JONES, UNKNOWN TENANT #1, 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 D. Crist, will sell the property situated in Hillsborough County, Florida, described as:

Lot 10, Block 1, CROSS CREEK PARCEL "K" Phase 1D, according to the map or plat thereof, as recorded in Plat Book 89, Page 51, 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 16 day of October 2025.
FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
Primary: bross@frpalegal.com
Secondary: jclaudio@frpalegal.com
5550 W. Executive Drive, Ste 250
Tampa, Florida 33609
(813) 286-0888 \ (813) 286-0111 (FAX)
Attorneys for Plaintiff
October 24, 31, 2025 25-03239H

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF PUBLIC HEARING

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

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

NOTICE OF PUBLIC HEARING

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

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

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

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

ABOUT THE HEARING

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

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

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

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

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

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

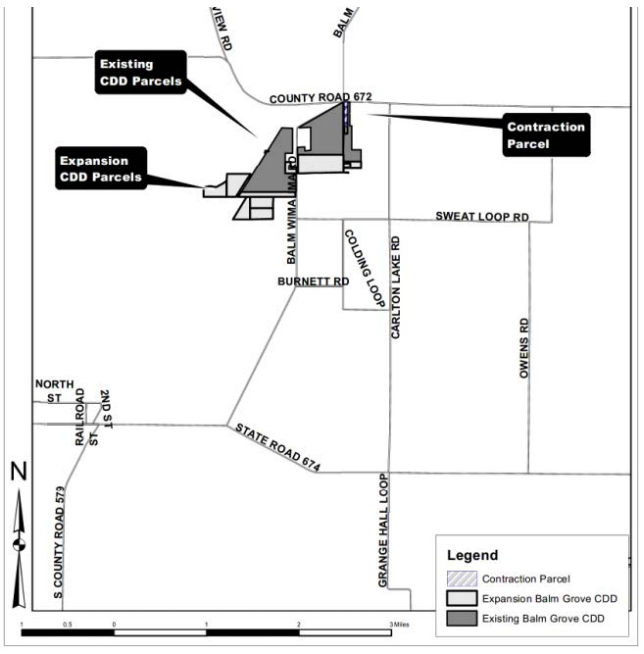
Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

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

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

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

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



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

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE NO.: 25-DR-009423,
Division: D
EDRICK J. CORTORREAL, PETITIONER
AND
VICKY LOZANO, RESPONDENT.

TO: VICKY LOZANO, 6538 Collins Ave #620, Miami Beach, FL 33141.

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on EDRICK J. CORTORREAL, whose address is 1245 Avonwood Ct, Lutz, FL 33559, on or before 11/12/2025, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. This action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of the real property, a specific description of personal property, and the name of the county in Florida where the property is located}. Copies of all documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an 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: 10/7/2025,

VICTOR D. CRIST,
CLERK OF THE CIRCUIT COURT
By: Jennifer Taylor,
Deputy Clerk

Oct. 17, 24, 31; Nov. 7, 2025
25-03154H

--- ESTATE / ACTIONS ---

SECOND INSERTION

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

The administration of the estate of DAVID LEE GAY SR, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602 and whose mailing Address is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Daisy E Gay
3315 N Jefferson St.
Tampa, FL 33603
Attorney for Personal Representative:
Patrick Hogan, Esq.
Florida Bar Number: 0099090
PTH LAW FIRM PLLC
13014 N Dale Mabry Hwy., #741
Tampa, FL 33618
Telephone:(813) 235-4501
E-Mail: h@pthlawfirm.com
October 17, 24, 2025 25-03155H

SECOND INSERTION

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

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

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

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

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

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

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

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

YHOSVANY MARRERO
Personal Representative
3432 West Lambright Street
Tampa, FL 33614
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
October 17, 24, 2025 25-03160H

SECOND INSERTION

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

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

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

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

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

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

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

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

Personal Representative:
Curtis Owen Brown
9217 Sunflower Drive
Tampa, Florida 33647
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 275250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
October 17, 24, 2025 25-03194H

SECOND 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 Hillsborough County, Florida, 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge 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 AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative:
Yosbany Cardenas
2212 Deborah Drive
Spring Hill, FL 34609
Attorney for Per. Repre.:
Eduardo R. Latour
LATOUR & ASSOCIATES, P.A.
135 East Lemon Street
Tarpon Springs, Florida 34689
727/937-9577
Fla. Bar No. 279994
edlatourpleadings@gmail.com
October 17, 24, 2025 25-03223H

FOURTH 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

FOURTH INSERTION

NOTICE OF ACTION FOR SERVICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE 17th JUDICIAL CIRCUIT IN AND FOR BROWARD COUNTY, FLORIDA
CASE NO.: FMCE-25-010879
IN RE: THE ADOPTION OF: CHRISTIAN MICHAEL MEDINA
Adoptee,
To: Michael Medina
10855 Sakonnet River Drive, 101
Tampa Florida, 33615

YOU ARE HEREBY NOTIFIED that an action for Stepparent Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner, Giancarlo Roman's, attorney, Amelia-Lyn Warchal, Esq., Klein Law Group, P.A., whose address is 4800 N. Federal Highway, Suite 307-B, Boca Raton, FL 33431, on or before November 13, 2025, and file the original with the clerk of the Court at Broward County Clerk of Court, 201 S.E. 6th Street, Fort Lauderdale, FL 33301 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all documents in this case, including Orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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

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

Dated: SEP 24 2025

Clerk of the Circuit Court
By: Deputy Clerk
/s/ Brenda D Forman
BRENDA D FORMAN
ANGEL HARRIS

Amelia-Lyn Warchal, Esq.,
Klein Law Group, P.A.,
4800 N. Federal Highway, Suite 307-B,
Boca Raton, FL 33431
October 3, 10, 17, 24, 2025
25-03019H

SECOND 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

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com
SARASOTA COUNTY
sarasotaclerk.com
CHARLOTTE COUNTY
charlotteclerk.com
LEE COUNTY
leeclerk.org
COLLIER COUNTY
collierclerk.com
HILLSBOROUGH COUNTY
hillsclerk.com
PASCO COUNTY
pascoclerk.com
PINELLAS COUNTY
mypinellasclerk.gov
POLK COUNTY
polkcountyclerk.net
ORANGE COUNTY
myorangeclerk.com

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SECOND INSERTION

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

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and 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 the court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative:
Pamela A. Webb
1305 E. Diana Street
Tampa, FL 33604
Personal Representative's Attorney
Shane K. Warner - Of the Firm
Attorney for the
Personal Representative
FSB # 92131
Warner Legal
3401 W. Cypress St., Suite 204
Tampa, FL 33607
Ph: (813) 470-6341
Fax: (888) 900-2630
Notice of Jud. R. Ad. 2.516
designated emails
Email: swarner@swarnerlaw.com
October 17, 24, 2025 25-03161H

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-001877
Division: A
IN RE THE MARRIAGE OF:
JOHN CHARLES SIVLEY,
Petitioner/Husband,
and
VILMA JEANNETTE SIVLEY,
Respondent/Wife.
VILMA JEANNETTE SIVLEY
Last known address:
460 W. 92nd Street
Los Angeles, CA 90003

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JOHN CHARLES SIVLEY, c/o Bryan Preti,, Esq., whose address is Florida Law Advisors, P.A., 1120 E. Kennedy Blvd., Unit 231, Tampa, FL 33602, service@floridalegaladvice.com. on or before 11/12/2025, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: Automobiles, property in each spouses possession, leased homes.

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

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

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

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

Dated: 10/7/2025

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: JENNIFER TAYLOR
Deputy Clerk

JOHN CHARLES SIVLEY,
c/o Bryan Preti,, Esq.,
Florida Law Advisors, P.A.,
1120 E. Kennedy Blvd., Unit 231,
Tampa, FL 33602,
service@floridalegaladvice.com
October 10, 17, 24, 31, 2025
25-03131H

SECOND 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 set forth below.

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

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

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

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

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

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

LACHAUN DENSON
Personal Representative
1202 East Linebaugh Avenue
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
October 17, 24, 2025 25-03195H

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Business Observer

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13th JUDICAL CIRCUIT, IN AND FOR HILLSBOROUGH, FLORIDA.
CASE No. 25-CA-007415
DIV K
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST,
Plaintiff vs.
COSTA DIAS INC., et al.,
Defendants
TO: PHILLIPI COSTA
1120 CONCH COURT, WESLEY CHAPEL, FL 33544
189 CHARLES ST APT 1, LOWELL, MA 01852
8273 SWANN HOLLOW DRIVE, TAMPA, FL 33647
COSTA DIAS INC.
1120 CONCH COURT, WESLEY CHAPEL, 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, RECORDED IN PLAT BOOK 31, PAGE 51, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE S 89 DEGREES 05 MINUTES 34 SECONDS E, (ASSUMED BEARING) 306.20 FEET ALONG THE NORTH BOUNDARY OF SAID LOT 1; THENCE S 00 DEGREE 05 MINUTES 57 SECONDS W, 109.75 FEET; THENCE S 89 DEGREES 57 MINUTES 44 SECONDS E, 20.59 FEET; TO THE POINT OF BEGINNING; THENCE S 89 DEGREES 57 MINUTES 44 SECONDS E, 44.36 FEET; THENCE S 00 DEGREE 02 MINUTES 16 SECONDS W, 64.68 FEET; THENCE N 89 DEGREES 57 MINUTES 44 SECONDS W, 44.36 FEET; THENCE N 00 DEGREE 02 MINUTES 16 SECONDS E, 64.68 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 48.34 FEET THEREOF. AKA HAPSHIRE VILLAS, UNRECORDED TOWNHOMES PLAT.

has been filed against you, and you are 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

SECOND 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.
EMPIRE PROPERTY MAINTENANCE, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY; DEANTE LEE; PELICAN POINTE TOWNHOMES PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.
To the following Defendant(s):
EMPIRE PROPERTY MAINTENANCE, L.L.C.,
A MICHIGAN LIMITED LIABILITY COMPANY
C/O REGISTERED AGENT,
DEANTE LEE
LKA 11334 BRIDGE PINE DR
RIVERVIEW, FL 33569
UNKNOWN TENANT #1
118 NW 2ND ST,
RUSKIN, FL 33570
UNKNOWN TENANT #2
118 NW 2ND ST,
RUSKIN, FL 33570

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

LOT 3 AND 20, PELICAN POINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 32, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 118 2nd St NW, Ruskin, FL 33570

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
October 17, 24, 2025 25-03164H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-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 SITUATE 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 HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before November 18, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 13th day of October, 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Mustafa Divan
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-318386
October 17, 24, 2025 25-03177H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-CA-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, Deceased
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 SECTION "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 COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 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 PUBLISHED 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-003163
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1,
Plaintiff, v.
DDH FUND LP, A DELAWARE LIMITED PARTNERSHIP, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure and Assignment of Leases and Rents dated October 8, 2025, issued in and for Hillsborough County, Florida, in Case No. 25-CA-003163, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 is the Plaintiff, and DDH FUND LP, A DELAWARE LIMITED PARTNERSHIP are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 10, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final 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 RECORDED IN PLAT BOOK 10, PAGE 12, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, 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 notification 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

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. 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, SERIES 2007-1 is the Plaintiff and OMAR FONSECA; UNKNOWN SPOUSE OF OMAR FONSECA N/K/A JULIANA FONSECA; HEATHER LAKES AT BRANDON 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 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 RECORDED IN PLAT BOOK 88, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1512 SILKTREE 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-001982
LAKEVIEW LOAN SERVICING, LLC.,
Plaintiff, VS.
JOSHUA ALLEN LINSCHOTEN; COURTNEY D. LINSCHOTEN; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 3, 2025 in Civil Case No. 25-CA-001982, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC. is the Plaintiff, and JOSHUA ALLEN LINSCHOTEN; COURTNEY D. LINSCHOTEN; 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 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, to wit:

LOT 9, BLOCK 6, MAP OR PLAT ENTITLED "CYPRESS CREEK PHASE 2" AS RECORDED IN PLAT BOOK 109, PAGE 282 THROUGH 304, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 10th day of October, 2025.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ John J. Cullaro
Digitally signed by John J. Cullaro
Date: 2025.10.10 15:33:52
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-1535B
October 17, 24, 2025 25-03184H

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Business Observer

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION:
25-CP-1505
IN RE: THE ESTATE OF CONSTANTINO LOPEZ MATUL
Deceased.

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

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

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

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

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

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

Personal Representative is:
ZOEL OMAR LOPEZ ROBLERO
whose address is 94901 Mathog Road
Riverview, Florida 33578
/s/ Rolando Santiago
Attorney for Personal Representative
Rolando J. Santiago, Esq.
RJS Law Group
306 N US Hwy 41
Ruskin, FL 33570
Tel: 813-641-0010
Fla. Bar No.: 557471
October 17, 24, 2025 25-03214H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
FILE NO. 25-CP-003018
PROBATE DIVISION
IN RE: ESTATE OF MICHAEL JOHN MURRAY,
Deceased,

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

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

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

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

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

TIMOTHY JOHN MURRAY
6403 N. River Blvd., Tampa, FL 33604
Personal Representative
BERNICE S. SAXON, ESQUIRE
bsaxon@saxongilmore.com
Florida Bar No. 341762
SAXON GILMORE & CARRAWAY, P.A.
201 E. Kennedy Blvd., Ste. 600
Tampa, FL 33602
PH (813) 314-4500
FAX (813) 314-4555
Counsel for Petitioner
October 17, 24, 2025 25-03200H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003484
Division A-PROBATE
IN RE: ESTATE OF AGNES FUNG-MUI SING A/K/A AGNES F. SING,
Deceased.

The administration of the estate of AGNES FUNG-MUI SING A/K/A AGNES F. SING, deceased, whose date of death was August 20, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

JIMMY TUNG WAH SING
Personal Representative
7206 N. Coolidge Ave.
Tampa, FL 33614
Christine Alexis Gay
Attorney for Personal Representative
Florida Bar No. 0149209
Christine Alexis Gay, P.A.
P.O. Box 10027
Daytona Beach, FL 32120
Telephone: (386) 492-5935
Email: cgaylaw@aol.com
October 17, 24, 2025 25-03199H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002856
IN RE: ESTATE OF MARIA ELECTA ALBINO AKA MARIA ELECTA ALBERCHE,
Deceased.

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

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

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

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

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

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

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

SAIDIN M. HERNANDEZ, ESQ,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
October 17, 24, 2025 25-03173H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003454
IN RE: ESTATE OF ROBERT T. PUTNAM, aka ROBERT THOMAS PUTNAM aka BOB PUTNAM
Deceased.

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

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

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

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

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

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

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

LOU CYNDA PUTNAM
Personal Representative
706 Torrey Pines Ave
Sun City Center, FL 33573
James P. Hines, Jr.
Attorney for Personal Representative
Florida Bar No. 61492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email: rhartt@hnh-law.com
October 17, 24, 2025 25-03201H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-009090
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007- HE3,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDGAR ROSARIO, DECEASED, et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDGAR ROSARIO, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 72 AND A PORTION OF LOTS 68, 69 AND 71, ALMIMA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 81 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 72; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID LOTS 71 AND 72, A DISTANCE OF 60.00 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 51 SECONDS EAST, A DISTANCE OF 45.86 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 71; THENCE SOUTH 20 DEGREES 44 MINUTES 26 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID LOT 71, A DISTANCE OF 10.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 71; THENCE NORTH 88 DEGREES 12 MINUTES 12 SECONDS EAST, A DISTANCE OF 59.82 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID LOT 68; THENCE SOUTH 73 DEGREES 28 MINUTES 20 SECONDS EAST, A DISTANCE OF 21.00 FEET TO THE EASTERNMOST CORNER OF SAID LOT 68; THENCE SOUTH 24 DEGREES 03 MINUTES 56 SECONDS WEST, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 68, A DISTANCE OF 44.52 FEET; THENCE SOUTH 83 DEGREES 44 MINUTES 32 SECONDS WEST, A DISTANCE OF 43.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 72; THENCE SOUTH 88 DEGREES 44 MINUTES 51 SECONDS WEST, ALONG THE SOUTH BOUNDARY OF SAID LOT 72, A DISTANCE OF 68.40 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before November 18, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 13th day of October, 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Mustafa Divan
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-201801
October 17, 24, 2025 25-03178H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003154
Division: Probate
IN RE: ESTATE OF SAMMY PIERRE ALAZO, A/K/A SAMMY PETER ALAZO, F/K/A SAMI PIERRE AL-AZM,
Deceased.

The administration of the estate of Sammy Pierre Alazo, a/k/a Sammy Peter Alazo and f/k/a Sami Pierre Al-Azm, deceased, whose date of death was May 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Dino S. Alazo
17344 Fountain Side Loop
Lutz, Florida 33558
Attorney for Personal Representative:
/s/ Mercedes Buntz
Mercedes Buntz, Esq.
Attorney for Personal Representative
Florida Bar Number: 139076
Mercedes Buntz Law, PLLC
918 Drew Street, Ste. A
Clearwater, Florida 33755
Telephone: (727) 474-0288
Fax: (888) 317-3513
E-Mail: Mercedes@MBuntzLaw.com
Secondary E-Mail:
service@lawsprt.com
October 17, 24, 2025 25-03196H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002940
IN RE: ESTATE OF SHARON KEATON MCKENNON,
Deceased.

The administration of the estate of SHARON KEATON MCKENNON, Deceased, whose date of death was June 21, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

ZEDRIC MCKENNON,
Personal Represenative
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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-002864
Division: B
IN RE: ESTATE OF JAMES C. MAHER aka JAMES CLINTON MAHER
Deceased.

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

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

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

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

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

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

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

Personal Representative:
Sean James Maher
SEAN JAMES MAHER aka SEAN MAHER
409 E. Overlook Loop
Hideout, UT 84036
Attorney for Personal Representative:
Angela M. Tormey, Esq., Attorney
Florida Bar Number: 1010466
1320 E. Lumsden Road
Brandon, Florida 33511
Telephone: 813-445-8178
E-Mail: angela@acemavenlegal.com
October 17, 24, 2025 25-03185H

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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 pursuant 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 NATIONAL TRUST COMPANY, AS INDENTURE 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; DONNA 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 INTERSECTION 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 BEGINNING, LESS ROAD RIGHT OF WAY; ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 809 E ALSOBROOK 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

SECOND 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, INC.,
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, Tampa, 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 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.

AMERICANS WITH DISABILITIES 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 for public notices.
LV18237_V12

SECOND 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, #201
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
SUN CITY CENTER, FL 33573
1610 DOGWOOD FLOWER LANE, #201
SUN CITY CENTER, FL 33573
ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, 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, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 67, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

Brian L. Rosaler, Esquire,
POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400,
Deerfield Beach, FL 33442.,
Attorney for Plaintiff
25-52216
October 17, 24, 2025 25-03157H

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-006459
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-2,
Plaintiff, vs.
ROBERT B. HORAN A/K/A ROBERT B. HORAN, JR. A/K/A ROB B. HORAN, JR., et al.,
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 REVOCABLE TRUST SUCH TRUST HAVING 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 ESTABLISHED UNDER THAT CERTAIN REVOCABLE TRUST AGREEMENT DATED THE 31ST DAY OF DECEMBER, 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, BRENTWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE(S) 8, 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 11/13/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 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 25-03162H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
UCN: 292024CA006108A001HC
CASE NO.: 24-CA-006108
SKYWAY CAPITAL MANAGEMENT, LLC., a Florida limited liability company,
Plaintiff, vs.
BRENDA GANT, AND ANY KNOWN AND/OR UNKNOWN TENANTS.
Defendants.

NOTICE IS GIVEN that, pursuant to a Uniform Final Judgment of Foreclosure dated the 2nd day of December, 2024 in CASE NO.: 24-CA-006108 of the Circuit Court of Hillsborough County, Florida, in which SKYWAY CAPITAL MANAGEMENT, LLC. is the Plaintiff and BRENDA GANT, ANY KNOWN AND OR UNKNOWN TENANTS, are the Defendants, CINDY STUART, Hillsborough County Clerk of Court, will sell to the highest and best bidder for cash online at www.hillsborough.realforeclose.com on NOVEMBER 6, 2025 at 10:00 a.m. or as soon possible thereafter, the following described property set forth in the Order of Final Judgment:

Lot 5 and 6, CHESTERFIELD HEIGHTS, according to the plat thereof as recorded in Plat Book 21, page 51, of the Public Records of Hillsborough County, Florida.

Property Address: 1712 and 1714 E. Cayuga St, Tampa, Florida 33610

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

AMERICAN WITH DISABILITIES ACCOMMODATION NOTICE

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

Dated this the 7 day of October, 2025.
Steven W. Moore, Esquire
8240 118th Avenue North, Suite 300
Largo, Florida 33773
(727) 395-9300
FBN:0982660/SPN:01530027
Primary email: steven@stevenmoorepa.com
Secondary email: kathy@stevenmoorepa.com
October 17, 24, 2025 25-03165H

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILD
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-009333
Division: R
JESSICA NICOLE ROCKWELL PEOPLES,
Petitioner
and
JUSTIN STANLEY CHRISTIAN,
Respondent.

TO: JUSTIN STANLEY CHRISTIAN
1335 Kimlie Lane,
Decatur, GA 30035-1042

YOU ARE NOTIFIED that an action for DISSOLUTION OF MARRIAGE WITH MINOR CHILD has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jessica Nicole Rockwell Peoples c/o Wendy K. McGinnis, Esq., Of Counsel, whose address is 6338 U.S. Hwy 301 S, Suite 105, Riverview, FL 33578, wendy@familymaritallaw.com, on or before 11/5/2025, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

{If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} NONE

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

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

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

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

Dated: 9/30/2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: Jennifer Taylor
{Deputy Clerk}
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

October 3, 10, 17, 24, 2025
25-03044H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CC-25480
CHARM-B INC., A FLORIDA CORPORATION
PLAINTIFF, VS.
SILVER ROCK TWO INC., AS TRUSTEE ONLY, UNDER THE HC 14-1024 LAND TRUST
DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Final Judgment of Foreclosure Final Judgment of Foreclosure dated September 1, 2025, and the Order Rescheduling Foreclosure Sale dated October 8, 2025 and entered in case having the case number 25-CA-025480 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Charm-B Inc. is the Plaintiff and Silver Rock Two Inc., as Trustee only under the HC 14-1024 Land Trust is the Defendant, Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, on November 12, 2025 at 10:00 AM, the following described property as set forth in said Default In Rem Final Judgment of Foreclosure, to wit:

LOT 20, Block 2, Brentwood Hills Tract D/E Unit 2, According to Plat thereof as recorded in Plat Book 81, Pages 68-1 through 68-4, inclusive of the Public Records of Hillsborough County, Florida.

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

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

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

--- ACTIONS / SALES ---

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2024-CA-002299
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
JORDAN ANTHONY ZACKERY A/K/A JORDAN A. ZACKERY, et. al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant Order on Motion to Reset Foreclosure Sale entered on October 13, 2025, and to the Uniform Final Judgment of Foreclosure entered on May 8, 2025, in Case No. 2024-CA-002299 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein NATIONSTAR MORTGAGE LLC, is Plaintiff, and JORDAN ANTHONY ZACKERY A/K/A JORDAN A. ZACKERY, CHAU M. ZACKERY, WELLS FARGO BANK, N.A., LAKEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., and UNKNOWN TENANT #1 N/K/A MAHKI COOPER, are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, beginning at 10:00 A.M. on the 20th day of November, 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 4, LAKEVIEW VILLAGE SECTION "I", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE(S) 84, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 1753 OPEN FIELD LOOP, BRANDON, FL 33510

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated this 14th day of October 2025.
SOKOLOF REMTULLA, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.,
Bar No: 73863
SOKOLOF REMTULLA, LLP,
6801 Lake Worth Road, Suite 100E,
Greenacres, FL 33467,
Telephone: 561-507-5252 /
E-mail: pleadings@sokrem.com,
Counsel for Plaintiff
October 17, 24, 2025 25-03211H

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-008632
Div. S
HAWKS POINT HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, v.
JOSEPH GALLUCI AND UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,
Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as:

Lot 250, Hawks Point- Phase 1B-1, according to the map or plat thereof, as recorded in Plat Book 115, Page(s) 180 through 184, inclusive, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 1st day of December, 2025.

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

DATED this 8 day of October 2025.
FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
Primary: bross@frpalegal.com
Secondary: jclaudio@frpalegal.com
5550 W. Executive Drive, Ste 250
Tampa, Florida 33609
(813) 286-0888 \ (813) 286-0111 (FAX)
Attorneys for Plaintiff
October 17, 24, 2025 25-03172H

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-006010
WILMINGTON SAVINGS FUND SOCIETY. FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1,
Plaintiff, vs.
ZACHARY HILTON; MIA HILTON; CITRUS STEEPLECHASE HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure entered October 1, 2025, entered in Civil Case No.: 25-CA-006010 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY. FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1, Plaintiff, and ZACHARY HILTON; MIA HILTON; CITRUS STEEPLECHASE HOMEOWNERS' ASSOCIATION, INC., are Defendants.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 26th day of February, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 15, STEEPLECHASE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@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
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51734
October 17, 24, 2025 25-03169H

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 24-CC-28562
BAY PORT COLONY PROPERTY OWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff, vs.
KIMBERLY KELLEY, FREDRIAN KELLEY, FIRST FLORIDA CREDIT UNION and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, The Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:

Lots 25 and 26, SAN MARINO BAY ESTATES, according to the plat thereof as recorded in Plat Book 68, Pages 17-1 through 17-5, inclusive, of the Public Records of Hillsborough County, Florida. With the following street address: 5807 Mariners Watch Drive, Tampa, Florida, 33615.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on November 13, 2025.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 30th day of September, 2025.
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
October 17, 24, 2025 25-03176H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-003407
PROVIDENT FUNDING ASSOCIATES, L.P.
Plaintiff, vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BILLY EDWARDS, JR., DECEASED, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 24-CA-003407 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, PROVIDENT FUNDING ASSOCIATES, L.P., Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BILLY EDWARDS, JR., DECEASED, et. al., are Defendants, Clerk of Circuit Court, Victor D. Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, on November 10, 2025 at 10:00 AM, the following described property:

LOT 19, BLOCK 4, THERESA ARBOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

IMPORTANT

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

DATED this 10th day of October, 2025.
GREENSPOON MARDER, LLP
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: gmforeclosure@gmlaw.com
Email: Karissa.Chin-Duncan@gmlaw.com
By: /s/ Karissa Chin-Duncan
Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
24-000734-01 / 41176.0176 /
Jean Schwartz
October 17, 24, 2025 25-03181H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 24-CA-007378
Division C
RESIDENTIAL FORECLOSURE
Section I
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF WALDEN GREEN A/K/A WALDEN A. GREEN, DECEASED, PATIENCE A. GREEN A/K/A PATIENCE GREEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF WALDEN GREEN A/K/A WALDEN A. GREEN, DECEASED, PATIENCE A. GREEN A/K/A PATIENCE GREEN, KNOWN HEIR OF THE ESTATE OF WALDEN GREEN A/K/A WALDEN A. GREEN, DECEASED, ORANGE RIVER ESTATES HOMEOWNERS ASSOCIATION INC., UNKNOWN SPOUSE OF PATIENCE A. GREEN A/K/A PATIENCE GREEN, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 7, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 8, BLOCK 9, ORANGE RIVER ESTATES, UNIT IIA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 28, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 8505 WAKULLA DR, TEMPLE TERRACE, FL 33637; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on November 12, 2025 at 10:00 AM.

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

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

Dated: October 9, 2025
By: /s/ Laura E. Noyes
Laura E. Noyes
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
October 17, 24, 2025 25-03180H

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-029732
CUMBERLAND MANORS HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, v.
DAVID PSCHAK, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,
Defendants.

TO: DAVID PSCHAK
15101 HEATHRIDGE DRIVE
TAMPA, FLORIDA 33625

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on November 21, 2024, in Official Records Instrument #: 2024485317, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 15101 Heathridge Drive, Tampa, Florida 33625
LEGAL:
Lot 1, in Block 3, of CUMBERLAND MANORS - PHASE 1, according to the map or plat thereof, recorded in Plat book 61, Page 26, of the Public Records of Hillsborough County, Florida.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. 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
October 17, 24, 2025 25-03163H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 24-CA-000784
DIV B
AMUR EQUIPMENT FINANCE, Inc. a Nebraska corporation,
Plaintiff, vs.
ICEMAN'S TRANSPORTATION LLC and JONATHAN MICHAEL CRETELLA,
Defendants.

TO: ICEMAN'S TRANSPORTATION LLC, 1514 White Hawk Trail, Lutz FL 33549:
JONATHAN MICHAEL CRETELLA, 22616 Willow Lakes Drive, Lutz, FL 33549:

YOU ARE NOTIFIED that an action for Breach of Equipment Finance Agreements (Iceman's Transportation, LLC) and Breach of Guaranty (Jonathan Michael Cretella) has been filed against you in Hillsborough County, Florida for the amount of $194,492.41, plus interest accruing at the contract rate of 18% per annum from January 1, 2023.

A complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Anthony Aragona, Esq., the Plaintiff's attorney, whose address is 1036 Grove Park Circle, Boynton Beach, FL 33436, on or before November 3, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and the seal of Court in Hillsborough County, Florida on this 26 day of September, 2025.
VICTOR CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: JENNIFER TAYLOR
DEPUTY CLERK
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

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

Q&A

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386

LV18237_V2

--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002771
IN RE: ESTATE OF JOHN MANNING BOLCHOZ JR, Deceased.

The administration of the estate of JOHN MANNING BOLCHOZ SR., Deceased, whose date of death was May 8 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

JOHN MANNING BOLCHOZ SR.,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
October 17, 24, 2025 25-03221H

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-001350
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-I,
Plaintiff, vs.
DEVANAND BOOKRAM, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 15, 2025 in Civil Case No. 23-CA-001350 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-I is Plaintiff and Devanand Bookram, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of November, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 1, BLOCK 23, OF TOWNHOMES AT SABAL POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGE 53-57, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
22-01271FL
October 17, 24, 2025 25-03158H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-007560
ONSLOW BAY FINANCIAL LLC,
Plaintiff, vs.
LILLIANNA L. GOMES, et. al.
Defendant(s),

TO: LILLIANNA L. GOMES, UNKNOWN SPOUSE OF LILLIANNA L. GOMES,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

THE EAST 82.20 FEET OF LOT 5, BLOCK 2, SWEETWATER ESTATES, SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30 PAGE 82 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before November 18, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 13th day of October, 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Mustafa Divan
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-318855
October 17, 24, 2025 25-03179H

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-7684
SLTATA INVESTMENTS LLC.
Plaintiff, vs.
601 CAROLYN CORP
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Final Judgment of Foreclosure dated October 3, 2025 and entered in Case Number 2025-CA-007684 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein SLTATA Investments LLC., is the Plaintiff and 601 Carolyn Corp is the Defendant, Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, on November 12, 2025, at 10:00 AM the following described property as set forth in said Default In Rem Final Judgment of Foreclosure, to wit:

LOT 9, Block 3, CASA BLANCA, according to map or plat thereof as recorded in Plat Book 89, page 28, Public Records of Hillsborough County, Florida.

More commonly known as: 11017 Blaine Top Place, Tampa, FL. 33626 ("Property").

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

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

Dated October 8, 2025
Respectfully submitted
/s/ Joseph Martinez
Joseph Martinez, Esq.
Martinez Law
Attorney for Plaintiff
Florida Bar Number: 483990
12601 Gulf Blvd, Ste 6
Treasure Island, FL 33706
Telephone: (727) 363-1529
Fax: (813) 288-1520
E-Mail: jmartinez@mlaw.us
Secondary E-Mail: jessica@mlaw.us
October 17, 24, 2025 25-03168H

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. 25-CA-005914
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
ALICIA YVETTE HALL, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 08, 2025, and entered in 25-CA-005914 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and ALICIA YVETTE HALL are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 06, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 64, COPPER CREEK PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 176 THROUGH 189, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 9833 HOUND CHASE DR, GIBSONTON, 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 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.

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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 25-CA-000966
Division I
RESIDENTIAL FORECLOSURE
Section II
NATIONSTAR MORTGAGE LLC
Plaintiff, vs.
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 RESERVE AT PRADERA-PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 132, PAGE(S) 251, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 11813 TETRAFIN DR, RIVERVIEW, FL 33579; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on December 4, 2025 at 10:00 AM.

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

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

Dated: October 13, 2025
By: /s/ Laura E. Noyes
Laura E. Noyes
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2426873/wll
October 17, 24, 2025 25-03183H

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.: 20-CA-002874
SECTION # RF
DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QH4,
Plaintiff, vs.
EVA M. AREIAS; U.S. BANK NATIONAL ASSOCIATION, INDENTURE TRUSTEE, HOME EQUITY LOAN TRUST 2007-HSA3; FRANK PERRULLI; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 07 day of November, 2025, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 1/8 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 21 EAST, LESS THE SOUTH 150 OF THE WEST 707 FEET THEREOF, AND LESS ROAD RIGHT-OF-WAY LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA

PROPERTY ADDRESS: 225 S VALRICO RD, VALRICO, FL 33594

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST 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 2.516
eservice@decubaslewis.com
20-00419
October 17, 24, 2025 25-03167H

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. 24-CA-001637
FTF LENDING, LLC,
Plaintiff, vs.
ONE HOUR HOUSE SOLUTIONS LLC, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 03, 2025 in Civil Case No. 24-CA-001637 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FTF LENDING, LLC is Plaintiff and One Hour House Solutions LLC, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of November, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 21 EAST, IN HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE WEST 115.49 FEET, SOUTH 115.93 FEET, EAST 115.49, THENCE NORTH 115.93 FEET TO THE POINT OF BEGINNING;

AND BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 21 EAST, IN HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTH 115.93 FEET FOR POINT OF BEGINNING, THENCE WEST 115.49 FEET, SOUTH 115.92 FEET, EAST 115.49 FEET, NORTH 115.92 FEET TO THE POINT OF BEGINNING, 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

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-004345
ELLINGTON EMPIRE FUND LLC,
Plaintiff, v.
CL COMMERCE LLC; CARLOS LUGO PARRA, an Individual,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 9, 2025 entered in Civil Case No. 25-CA-004345 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ELLINGTON EMPIRE FUND LLC, Plaintiff and CL COMMERCE LLC; CARLOS LUGO PARRA, an Individual are defendants, Victor D. Crist Clerk of Court, will sell the property at www.hillsborough.realforeclose.com beginning at 10:00 AM on November 12, 2025 the following described property as set forth in said Final Judgment, to-wit:.

THE WEST 30 FEET OF LOT 17, AND THE EAST 50 FEET OF LOT 18, TROPICAL PINES SUBDIVISION, ACCORDING TO MAP OR PLAT THERE OF RECORDED IN PLAT BOOK 11, PAGE 20 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3123 W Napoleon Ave, Tampa, FL 33611

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 3087.000407
October 17, 24, 2025 25-03182H