# **Public Notices**

**HILLSBOROUGH PAGES 17-32** PASCO PAGES 33-44

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

OCTOBER 31 - NOVEMBER 6, 2025

# HILLSBOROUGH COUNTY LEGAL NOTICES

## --- PUBLIC SALES ---

#### FIRST INSERTION

#### Fictitious Name Notice

Notice is hereby given that EMM LOANS LLC, OWNER, desiring to engage in business under the fictitious name of GARDEN CITY MORTGAGE located at 1950 ROUTE 70 E. STE 300,  $\,$ CHERRY HILL, NEW JERSEY 08003 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.

25-03364H October 31, 2025

#### FIRST INSERTION

# Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SILVER DOLLAR DELI located at 4330 N. 40TH ST. in the City of TAM-PA, Hillsborough County, FL 33610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of October,

SILVER DOLLAR DELI LLC YAHIA SUID

October 31, 2025 25-03318H

# FIRST INSERTION

# Fictitious Name Notice

Notice is hereby given that SOCIAL LEAF LLC, OWNER, desiring to engage in business under the fictitious name of TRULAB LABORATORY at 3304 MORAN ROAD, TAMPA, FLORIDA 33618 intends to register the said name in HILLSBOR-OUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

October 31, 2025 25-03363H

#### 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 Astra-Caribe located at 6722 Marina Pointe Village Ct APT 304, in the County of Hillsborough, in the City of Tampa, Florida 33635 intends to register the said name with the Division of Corporations of the Florida Department of

State, Tallahassee, Florida. Dated at Tampa, Florida, this 28th day of October, 2025. ODANIS NEXUS LLC

October 31, 2025 25-03374H

# FIRST INSERTION

## PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District (District) issued on October 27, 2025, a New Water Use Permit at Two Rivers Collector Roads, by applicant: EPG Two Rivers Development, LLC, 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609-3337. Application No. 20 021216.000. Application received: September 23, 2024. Predominant use type(s): Lawn and Landscape/Recreation Use. Quantity: The authorized allocated groundwater quantities permitted are as follows: 39,900 gallons per day (gpd) Annual Average Daily (AAD); 203,300 gpd Peak Month, and zero (0) Maximum Crop (Frost-Freeze) Protection gallons per event. Location: Section(s) 29, 30 and 31, Township 26 South, Range 21 East, in Hillsborough County. Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected  $\,$ by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www. watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the  $Regulation\ Bureau\ at\ (813)985-7481\ or\ 1(800)836-0797, TDD\ only\ 1(800)231-6103.$ October 31, 2025 25-03378H

# FIRST INSERTION

#### REQUEST FOR PROPOSAL REPOOFING PROJECT HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT Apollo Beach, Florida

Notice is hereby given that the Harbor Bay Community Development District (the "District") will accept proposals from qualified firms interested in providing a Reroofing Project for the District as described below and in the

The Request for Proposal Package which includes the Project scope of work will be available beginning on October 31, 2025, at 9:00 a.m. In order to obtain the documents please submit a request via email to lhayes@rizzetta.com.

The District is a community development district established under Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the project scope and meet the following qualifications: (i) fully licensed and insured, (ii) five (5) plus years minimum continuous operation (iii) experience with at least three (3) other communities of a similar nature, size and amenity level to the Harbor Bay community, with verifiable references, and (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, In addition, Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for their own evaluation of the roof.

Entities desiring to submit proposals for this project must submit one (1) original hard copy and one (1) electronic copy via CD or flash drive of the

required proposal no later than Friday, November 21, 2025, at 12:00 p.m. at the offices of Lynn Hayes, District Manager, Harbor Bay Community Development District, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. Proposals shall be submitted in a sealed package, shall bear the name of the Pro-poser on the outside of the package and shall clearly identify the project. Proposals may be delivered using FedEx, UPS or other similar carrier or handdelivered. An electronic copy should be  $submitted\ as\ well\ to\ lhayes@rizzetta.$ com. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District's sole and absolute discretion. Proposals will be opened publicly on November 21, 2025, at 12:01 p.m. and later will be reviewed and then a final decision made by the District Board of Supervisors at a duly noticed public meeting on December 18, 2025, at

The District has the right to reject any and all proposals in its sole and absolute discretion whether or not reasonable, either with or without cause, and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest to do so. The District may further postpone the award of the contract, to elect not to proceed with the subject award process and to accept a proposal or portion of a proposal, which in its judgment best serves the District. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Lynn Hayes at lhayes@rizzetta.com. Questions received after 12:00 p.m. on November 12, 2025, will not be answered.

October 31, 2025 25-03377H

# FIRST INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Tampa, phone (813) 750-0354, located at 1108 Skipper Rd , Tampa, FL, 33613 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Wednesday November 19, 2025 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subiect to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

- Shirnell Gabriel I0005 Brian Isaac Libman

Silverman **Shauntice Wallace** W0004 - Antionette Watson

M0012 - Donna Marie Dacey N0008 - Yan Luis Barales

A0012 - Alyssa Kaye Delva

Oct. 31; Nov. 7, 2025

# FIRST INSERTION

#### NOTICE OF MEETINGS WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Wynnmere West Community Development District Audit Committee will meet on Wednesday, November 12, 2025 at 7:00 p.m. at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Wynnmere West Community Development District.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at wynnmerewestcdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or at rmgrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be

Richard McGrath, District Manager Governmental Management Services -Tampa, LLC October 31, 2025 25-03316H

## FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 11/14/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2017 MERT mobile home bearing vehicle identifica tion numbers FL26100PHA101921A and FL26100PHA101921B, and all personal items located inside the mobile home, Last Tenant: Carlos M. Cedeno Constantin. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000. 25-03393H Oct 31.; Nov. 7, 2025

#### FIRST INSERTION

#### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of WOODBURY LODGE WEST located at 15911 Lahinch Circle in the City of Odessa, Hillsborough County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 23rd day of October, 2025. WOODBURY ENTERPRISES LLC October 31, 2025 25-03334H

# FIRST INSERTION

# NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 12/03/2025 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. 5TBBN44143S401937

2003 TOYOTA TUNDRA JA4AZ3A30EZ003658 2014 MITSUBISHI OUTLANDER SE 3TMLU42N09M023631 2009 TOYOTA TACOMA DOUBLECAB 5J6RM4H78FL021197 2015 HONDA CRV 4T1BK1FK5GU575808 2016 TOYOTA CAMRY

2T3WFREV7FW207832 2015 TOYT RAV4 5TEPM62N32Z101356 2002 TOYT TK 5XYZUDLA2EG218840 2014 HYUNDAI SANTA FE SPORT JTDKN3DU5A1121157 2010 TOYOTA PRIUS JM3KE4DY7F0444056

2015 MAZDA CX-5 KMHTC6AE6DU173145 2013 HYUN VELOSTER 1J4BA3H19AL211809 2010 JEEP

WRANGLER UNLIMITED SPORT October 31, 2025

# FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that

the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of November,

2025 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Hilery, Bernadette JACK, CLOTHES, BAGS, BOXES, TOYS, FAN, STEPLADDER; Clark, Tavarus CHANGING TABLE, STROLLER. CRIB, FOLDAWAY BED, DRESS-ERS, DARTBOARD, BOXES, MISC ITEMS; Jones, Tashana VACUUMS, FOLDAWAY BEDS, MATTRESSES, MICROWAVE, TABLES, DRESSERS, NIGHTSTAND, KIDS DESK, KIDS SCOOTER, BAGS; Dominguez, Juan DOG CRATE, TOTES, BOXES, GAS CAN, BICYCLES, NIGHTSTAND, TVS, MISC ITEMS; Espinoza, Peter COLEMAN COOLER, SPEAKERS, FREE WEIGHTS, CLOTHES RACK. BOXES, TVS, TOTES, TUBA HORN, MISC ITEMS; Lammontt, Diana BAGS, BOXES, FAN,TV, PAPER TOW-ELS, TOILET PAPER, MISC ITEMS; Murray, Efia SUITCASES, BAGS, BOX-ES, DOOR MIRROR, END TABLE, POTS AND PANS, FLAT SCREEN TV, TOTES, CLOTHES, KIDS TRICYCLE, MISC ITEMS; Hilery, Shari GATE-WAY MONITOR, CLEANING SUP-PLIES, CARPET, TABLE, CHAIRS, BOXES, BAGS, FURNITURE, BEDS, MISC ITEMS; Anderson, Stanley E. CAR TOP CARRIER, CURIO CABINET, DRESSERS, CHAIRS, TV, LAMPS, MATTRESS, BED FRAME, COUCH, BOXES, COMPOUND BOW MISC ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated party.

Oct. 31, Nov. 7, 2025

25-03327H

# FIRST INSERTION

#### NOTICE OF PUBLIC SALE Notice is hereby given that on 11/14/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2012 PALH mobile home bearing vehicle identification numbers PH0918268AFL and PH0918268BFL, and all personal items located inside the mobile home. Last Tenant: Ana Maria De Jesus Cepin Portorreal, Johan Peladio Gabriel King and Ana Aurora Polanco-Cepin. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613,

Oct 31.; Nov. 7, 2025 25-03394H

813-972-9000.

#### 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 Medley Club at Southshore Bay located at 16910 Scuba Crest Street in the City of Wimauma, Hillsborough County, FL 33598 intends to register the said name  $\,$ with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of October, 2025.

Medley at Southshore Bay Community Association, Inc. Michael Susic, President

October 31, 2025 25-03317H

# FIRST INSERTION

# NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 11/24/2025 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: CT AUTOMOTIVE REPAIR LLC KNDPB3A28C7310399 2012 KIA 1664.09/ 2G1FK3DJ1E9294121

2014 CHEV 7493.13 TEL:813-697-1791 MV#: MV111971 LOCATION: 1209 OLD HOPEWELL RD UNIT C4, TAMPA, FL 33619/ NAME: ELITE AUTO KARE "LLC" 3CZRZ2H38RM718567 2024 HOND

 $5768.03/\,1C4RJXR6XRW249632$ 2024 JEEP 13328.68/ 1G6DD5RL5P0136556 2023 CADI

6555.69/1FT8W2BN7REC08849 2024 FORD 5123.77/ 1F64F5KN9L0A14766 2020 FORD 13460.90 TEL:813-697-1791 MV: MV-111599 LOCATION: 13950 N FLORIDA AVE TAMPA, FL 33613/ October 31, 2025

# FIRST INSERTION

#### Notice of Encroachment Policy for Property and Easements of the **Grand Hampton Community Development District**

The Board of Supervisors of the Grand Hampton Community Development District (the "CDD") adopted an Encroachment Policy for its property and easements at its public meeting on Thursday May 1, 2025 at the Grand Hampton Clubhouse, 8301 Dunham Station Drive, Tampa, FL 33647 United States. A copy of the full policy is available on the CDD's website at https://www.grandhamptoncdd.org/

No encroachment on CDD property is permitted. To ensure that there is no hinderance of maintenance or access to CDD property, generally no encroachments on CDD easements is permitted. This includes, but is not limited to, fences, HVAC equipment, pool equipment, trees, and plant material. This no encroachment policy is absolute for CDD easements that are the sole access point to the CDD's stormwater ponds. However, in other situations the Board understands that there may be unique circumstances that may warrant the consideration of a request for an encroachment upon a CDD easement. If such a situation exists, the homeowner should email the District Manager their proposal (the same document submitted to the HOA would be acceptable), along with a copy of their survey showing the proposed encroachment, along with an explanation of the unique circumstances, and then coordinate on attending the next Board meeting to discuss it with the Board. Since there are only a limited number of access points to individual ponds, such requests will be considered on a first-come, first-served basis, and later requests may be denied due to a lack of adequate access (among other reasons).

Darryl Adams October 31, 2025 25-03344H

# 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 ARTSI EMPORIUM located at 1801 BAYSHORE BLVD. in the City of TAM-PA, Hillsborough County, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Ťallahassee, Florida

Dated this 28th day of October, 2025 ARTSIPHARTSI, LLC

25-03389H

# FIRST INSERTION

#### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Residences at Westshore Marina located at 5350 Bridge Street in the City of Tampa, Hillsborough County, FL 33611 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 22nd day of October,

CF Westshore Master Tenant, LLC October 31, 2025 25-03319H

# 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 Flamingo & Fog Press located at 20006 Umbria Hill Dr, in the County of Hillsborough, in the City of Tampa, Florida 33647 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahas-

see, Florida. Dated at Tampa, Florida, this 25th day of October, 2025. Darin Hartley

25-03357H

# FIRST INSERTION

# **Public Notice**

Effective Nov. 3, 2025, WellMed at Wesley Chapel will be closing. Glenville Morton, MD, will transfer to Optum - Zephyrhills.

Patients can obtain copies of their medical records at: WellMed at Land O'Lakes  $20615 \ Amberfield \ Dr$ Suite 102 Land O Lakes, FL 34638 Phone: 1-813-949-2950 Fax: 1-817-514-7879

Oct. 31; Nov. 7, 14, 21, 2025 25-03379H

# FIRST INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Tampa - Hillsborough, phone (813) 845-0838, located at 2119 W Hillsborough Ave , Tampa, FL, 33603 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Wednesday November 19, 2025 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

E510 - Carolyn Matera

B114 - Labryan Zeigler 1023 - David Glover

- Jorge Martinez

D505 - Fred Young 2076 - Celena Moody

- william morris

D514 - Ernesto Darias

3134 - Craig Anthony Brandon

- William Drayton

1100 - Noemi Vasquez

- Noemi Vasquez

- Kimone Fung

3097 - Cindy Hernandez 1136

- Justin Jaquerious Frazier

- Eron Roshad Reid 3202 - Nicholas Jeske

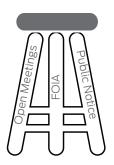
- Brandy Howard

Oct. 31; Nov. 7, 2025 25-03328H

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency







VS



This is not about "newspapers vs the internet".

# It's newspapers and newspaper websites vs government websites

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



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

# prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



**Accessibility** 

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**Independence** 



Verifiability



**Archivability** 

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



Newspapers remain the primary vehicle

all 50 states

Mortgage Foreclosures



# ypes Of Public Notices

# Citizen Participation Notices

Government Meetings and Hearings

Summaries

Meeting Minutes or

Land and Water Use **Commercial Notices** 

**Applications** 



Unclaimed Property, Unclaimed Property,

Banks or Governments



Tax Deed Sales



**Government Property** Sales

Permit and License

**Divorces and Adoptions** Orders to Appear

Name Changes

Probate Rulings

# Agency Proposals

Tax Rates



Zoning, Annexation and Land Use Changes

Creation of Special

School District Reports

Tax Districts

# Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

# --- SALES / ESTATE ---

#### FIRST INSERTION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-003693 **Division: Probate** IN RE: ESTATE OF Linda Tatum Harrison,

NOTICE TO CREDITORS

Deceased. The administration of the estate of Linda Tatum Harrison, deceased, whose date of death was 08/17/2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The file number of the estate is 25-CP-003693. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732,216-732.228, Florida Statutes, applies, or may apply, unless a written demand is

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 31, 2025.

> Personal Representative: Janet Ĥandley

Sarasota, FL 34240

# 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-003691 Division: Probate IN RE: ESTATE OF CLARENCE STEPHEN HARRISON,

Deceased.

The administration of the estate of CLARENCE STEPHEN HARRISON, deceased, whose date of death was 07/08/2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 33601, Tampa, FL 33601. The file number of the estate is 25-CP-003691. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE. A personal representative or curator

made by a creditor as specified under section 732.2211, Florida Statutes.

1140 Waterline Court,

Attorney for Personal Representative: Valerie Lang Hall, Esq. Attorney for Personal Representative Florida Bar No.: 1042263 LANG HALL LAW, CHARTERED 3639 Cortez Rd W Ste 106 Bradenton, FL 34210 Telephone: +18889735043 E-Mail: hello@langhall.legal

Oct. 31; Nov. 7, 2025

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

25-03391H

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 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 31, 2025.

Personal Representative: JANET HANDLEY 1140 Waterline Ct,

Sarasota, FL 34240 Attorney for Personal Representative: Valerie Lang Hall, Esq. Attorney for Personal Representative Florida Bar No.: 1042263 LANG HALL LAW, CHARTERED 3639 Cortez Rd. W #106 Bradenton, Florida 34210 Telephone: +18889735043 E-Mail: hello@langhall.legal Oct. 31; Nov. 7, 2025 25-03392H

# FIRST INSERTION

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

FLORIDA CIVIL DIVISION: C CASE NO.: 25-CA-003735 SECTION # RF

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RACHEL CRUZ LEIVA: FLORIDA HOUSING FINANCE CORPORATION; HERITAGE ISLES GOLF AND COUNTRY CLUB COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 25 day of November, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 48, BLOCK 6, HERITAGE ISLES PHASE 3E UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 93, PAGE (S) 29-1 THROUGH 29-5, INCLUSIVE, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 18229 PORTSIDE~ST, TAMPA, FL~33647IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 23 day of October 2025.

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516eservice@decubaslewis.com 25-01600

25-03340H

Oct. 31; Nov. 7, 2025

## FIRST INSERTION

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

FLORIDA DIVISION: PROBATE CASE NO. 25-CP-000728 IN RE: ESTATE OF DENNIS PAUL TOUSIGNANT Deceased.

The administration of the estate of Dennis Paul Tousignant, deceased, whose date of death was December 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box  $3360\,\mathrm{Tampa},\,\mathrm{FL}\,33601.\,\mathrm{The}$  names and addresses of the personal representative and personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent

and other persons having claims or demands against the decedent's estate must file their claims WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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 31, 2025.

PERSONAL REPRESENTATIVE:

Nicholas Tousignant c/o Matthew D. Morton, Esq. 5917 Palmettoside Street Lithia, FL 33547

ATTORNEY FOR REPRESENTATIVE: Matthew D. Morton Matthew D. Morton, Esquire 5917 Palmettoside Street Lithia, FL 33547 Telephone: (813) 326-3866 E-Mail Address: service@mortonlawfl.comFlorida Bar No. 0415332

25-03362H Oct. 31; Nov. 7, 2025

# FIRST INSERTION

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

PROBATE DIVISION File No. 2025-CP-003228 IN RE: ESTATE OF JUAN MIGUEL HARMON Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUB-LICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AF-TER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS

THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AF-TER DECEDENT'S DEATH.

The case number and decedent's name are: JUAN MIGUEL HARMON, File Number 2025-CP-003228.

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.

The address of the court where this probate is pending is: Circuit Court for HILLSBOROUGH County, 800 E. Twiggs St., Tampa, FL, 33602.

Date of death of the decedent is: 06/26/2025. The date of first publication of this

notice is: October 31, 2025.

The second week of publication is: November 7, 2025.

#### $Personal\ Representative (s):$ Indra Yunda.

Attorney for the representative(s): By:/s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr, Suite 2 Lakeland, Florida 33813 Telephone: (863) 250-2990 Oct. 31; Nov. 7, 2025

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003476 **Division Probate** 

IN RE: ESTATE OF DOROTHY JONES **Deceased.**The administration of the estate of

Dorothy Jones, 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 601 E. Kennedy Blvd., 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 othagainst decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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.

notice is October 31, 2025.

#### Personal Representative: Derek A. Jones 4108 Malone Avenue

The Colony, Texas 75056 Attorney for Personal Representative: Maura S. Curran, Esq. Florida Bar Number: 575291 The Curran Law Firm 601 Heritage Drive, Suite 224 Jupiter, Florida 33458 Telephone: (561) 935-9763 Fax: (561) 935-9763 E-Mail:

mcurran@The Curran Law Firm.comSecondary E-Mail:  ${\it cynthia} @ {\it flest at eparal egal.} com$ Oct. 31; Nov. 7, 2025 25-03343H

# FIRST INSERTION

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

COUNTY, FLORIDA DIVISION: PROBATE CASE NO. 2025-CP-2075 IN RE: ESTATE OF ADELE HAYDEN

Deceased.

The administration of the estate of Adele Hayden, deceased, whose date of death was February 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 personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or

demands against the decedent's estate

must file their claims 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING 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 31, 2025.
PERSONAL REPRESENTATIVE:

#### Bruce Jensen c/o Matthew D. Morton, Esq.

5917 Palmettoside Street Lithia, FL 33547

ATTORNEY FOR REPRESENTATIVE: Matthew D. Morton Matthew D. Morton, Esquire 5917 Palmettoside Street Lithia, FL 33547 Telephone: (813) 326-3866 E-Mail Address:

service@mortonlawfl.com Florida Bar No. 0415332 Oct. 31; Nov. 7, 2025 25-03361H

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No.: 25-CP-003296 Division: B IN RE: ESTATE OF SUSAN TAGLER, Deceased.

The administration of the Estate of Susan Tagler, deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the

CLAIMS NOT FILED ALL WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL E FOREV-ER BARRED.

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

The date of first publication of this notice is October 31, 2025.

#### Personal Representative: Howard Lane Hav 1526 Caballo Drive

Pueblo, Colorado 81007 Attorney for Personal Representative: Elaine N. McGinnis Florida Bar Number: 725250 324 N. Dale Mabry Highway, Suite 100

Tampa, FL 33609 Telephone: (813) 851-3380 E-Mail: elaine@estatelawtampa.com 25-03376H Oct. 31; Nov. 7, 2025

# FIRST INSERTION

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

PROBATE DIVISION REF: 25-CP-003462 IN RE: ESTATE OF BETTY ESTELLE WALKER a/k/a BETTY E. WALKER, Deceased.

The administration of the estate of BETTY ESTELLE WALKER a/k/a BETTY E. WALKER, deceased, whose date of death was January 12, 2025, is pending in the Circuit Court for Hills-borough County, Florida, Probate Division; File No. 25-CP-003462, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and adtives and the Co-Personal Representatives' attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

The Co-Personal Representatives 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 section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

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

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 31, 2025.

# Co-Personal Representatives: JENNIFER L. HOLLINS CONNIE A. LONG

Attorney for Personal Representative: Stacy Strohauer Son, Esquire STROHAUER MANNION SON 1150 Cleveland Street, Suite 300 Clearwater, FL 33755 stacy@smslaw.net Tel: 727-461-6100 Fax: 727-447-6899 FBN: 640891 Oct. 31; Nov. 7, 2025 25-03324H



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legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

# --- SALES ---

HILLSBOROUGH COUNTY

#### FIRST INSERTION

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

CIVIL DIVISION Case No. 2025-CC-22251 HOMES OF REGENCY COVE, INC., Plaintiff, vs.

NANCY KLEMENHAGEN, and UNKNOWN TENANT(S), Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 2025-CC-22251 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county,

described as:
Unit B11-L36, Regency Cove, a
Cooperative, according to Exhibit C-2,(Plot Plan) of the Master Occupancy Agreement recorded in Official Records Book 6284, Pages 1079 through 1142, inclusive, and any amendments thereto, of the Public Records of Hillsborough County, Florida. PARCEL ID NO.: 130078-1594 ("Property")

Property Address: 4851 West Gandy Boulevard, Unit B11L36, Tampa, Florida 33611

at public sale, to the highest and best bidder for cash at 10:00 a.m. on December 12, 2025. The sale shall be conducted online at http://www.

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION

NOTICE IS HEREBY GIVEN pursu-

ant to the Final Judgment and/or Order

Rescheduling Foreclosure Sale, entered

in Case No. 19-CA-011399 of the Circuit

Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County,

Florida, wherein Wells Fargo Bank,

N.A. is the Plaintiff and LUZ A. GONZALEZ; PABLO R. GONZALEZ RI-

VERA; VISTA PALMS CLUBHOUSE,

LLC; VISTA PALMS COMMUNITY ASSOCIATION, INC.; LVNV FUND-

ING LLC; UNKNOWN TENANT

whose name is fictitious to account for

parties in possession are the Defendants, that Victor D. Crist, Hillsbor-

ough County Clerk of Court will sell to

the highest and best bidder for cash at,

http://www.hillsborough.realforeclose.

com, beginning at 10:00 AM on the

29th day of December, 2025, the fol-

lowing described property as set forth

VILLAGE PHASES 1A-1/1B-

1/1C, ACCORDING TO THE MAP OR PLAT THEREOF RE-

CORDED IN PLAT BOOK 123,

PAGE 223, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

in said Final Judgment, to wit: LOT 6, BLOCK 24, SUNSHINE

Case No. 19-CA-011399 Wells Fargo Bank, N.A., Plaintiff, vs.

LUZ A. GONZALEZ, et al.,

Defendants.

FIRST INSERTION

hillsborough.realforeclose.com. person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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 23rd day of October 2025. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.comCounsel for Plaintiff By: /s/ Nicholaos T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857

10472-016 Oct. 31; Nov. 7, 2025 25-03341H

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

If you are a person with a disability

who needs an accommodation in order

to access court facilities or participate

in a court proceeding, you are entitled,

at no cost to you, to the provision of certain assistance. To request such an

accommodation, please contact the Administrative Office of the Court at least

(7) days before your scheduled court ap-

pearance or other court activity of the

date the service is needed. Complete

the Request for Accommodations Form

and submit to 800 E. Twiggs Street,

You may contact the Administrative

Office of the Courts ADA Coordinator

by letter, telephone or e-mail. Admin-

istrative 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 28th day of October, 2025.

BROCK & SCOTT, PLLC

4919 Memorial Hwy, Suite 135

FLCourtDocs@brock and scott.com

Attorney for Plaintiff

Phone: (954) 618-6955

Fax: (954) 618-6954

By /s/Justin J. Kelley

Justin J. Kelley, Esq.

File # 20-F01485

Florida Bar No. 32106

Oct. 31; Nov. 7, 2025

Tampa, FL 33634

Room 604 Tampa, FL 33602.

TAX ID: 078932-0132

## FIRST INSERTION

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

CASE NO.: 24-CA-009999 DANASHER, LLC AS TO 50% INTEREST AND REMIC INVESTMENTS, LLC, ISAOA/ ATIMA, AS TO A 50% INTEREST, Plaintiff, vs.

CHRISTOPHER LEWIS, INDIVIDUALLY AND AS TRUSTEE OF THE 9404 LAUREL LEDGE DRIVE LAND TRUST DATED JANUARY 23, 2024; et al., Defendant(s).

NOTICE IS HEREBY GIVEN, pursuant to Uniform Final Judgment of Foreclosure entered in this cause on October 25, 2025 in the Circuit Court of Hillsborough County, Florida, I will sell the property situated in Hillsborough County, Florida described as:

LOT 25, BLOCK 12, BOYETTE FARMS PHASE 3, ACCORD-ING TO THE PLAT RECORD-ED IN PLAT BOOK 92, PAGE 87, AS RECORDED IN THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA.

PIN: U-21-30-20-5ZS-000012-00025.0 Folio: 076720-2330

Address: 9404 Laurel Ledge Dr., Riverview, FL 33569

including the building, tenances, and fixtures appurtherein, at public sale, to the highest and best bidder, for cash, at: www.hillsborough.realforeclose.com, on December 1, 2025 at 10:00 a.m. 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 in Hillsborough County, Florida on this 28th day of October, 2025 By: /s/Daniel R. Feinman Daniel R. Feinman, Esq.- FBN 47507 dfeinman@dfeinmanlaw.com 646-320-7997 Attorney for Plaintiff

Oct. 31; Nov. 7, 2025 25-03381H

NOTICE OF SALE

FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 23-CA-013557A Division C

Section I US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE

Plaintiff, vs. NANCY AMADOR A/K/A NANCY CLARAMUNT AMADOR, ERNESTO TRUJILLO, UNKNOWN SPOUSE OF NANCY AMADOR A/K/A NANCY CLARAMUNT AMADOR, UNKNOWN SPOUSE OF ERNESTO TRUJILLO. NORTHDALE CIVIC

Notice is hereby given, pursuant to the Amended Final Judgment of Foreclosure for Plaintiff entered in this cause on May 30, 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 17, BLOCK 7, OF NORTH-DALE GOLF CLUB, SECTION D, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 70, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 4608 AP-

PLE RIDGE LN, TAMPA, FL 33624; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder for cash, on the Hillshorough County auction website at http://www. hillsborough.realforeclose.com., on November 18, 2025 at 10:00 AM.

than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed

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.

By: /s/ Ryan P. Sutton Ryan P. Sutton Attorney for Plaintiff Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 328202/2322210/wll

# FIRST INSERTION

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

OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 25-CC-17080 CARLISLE CLUB HOMEOWNER'S

ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MARIA LUISA DIAZ, SECRETARY

OF HOUSING AND URBAN DEVELOPMENT AND ANY UNKNOWN OCCUPANTS IN POSSESSION. Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County of Hillsborough County, Florida, the Clerk of Court will sell all the property situated in Hillsborough County, Florida described as: Lot 1, Block 1, THE CARLISLE

CLUB, according to the map or plat thereof, as recorded in Plat Book 69, Page 34, of the Public Records of Hillsborough County, Property Address: 1533 Highland Ridge Circle, Brandon,

Florida, 33510. at public sale, to the highest and best bidder, for cash, at www.hillsborough.

realforeclose.com, at 10:00 A.M. on

December 11, 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

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 notifi-cation of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated this 24th day of October, 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 25-03338H Oct. 31; Nov. 7, 2025

# FIRST INSERTION

IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND

RESIDENTIAL FORECLOSURE

FOR VRMTG ASSET TRUST

ASSOCIATION, INC., et al., Defendants.

# NOTICE OF SALE

Any persons claiming an interest in

the surplus from the sale, if any, other If you are a person with a disability

Dated: October 22, 2025

Oct. 31; Nov. 7, 2025 25-03331H

#### FIRST INSERTION

IN THE CIRCUIT COURT OF THE HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-014061
AMERIHOME MORTGAGE

COMPANY, LLC; Plaintiff, v. ROBERT L. HARRISON, JILL A. HARRISON, VISTA PALMS COMMUNITY ASSOCIATION, INC., UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF

THE PROPERTY, ET.AL;

**Defendants** NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on October 17, 2025, Victor D. Crist, Clerk of the Court for Hillsborough County, will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough. realforeclose.com on November 21,

2025, the following described property: Lot 42, in Block 21, of SUN-SHINE VILLAGE PHASE 2, according to the Plat thereof, as recorded in Plat Book 126, Page 246, of the Public Records of Hillsborough County, Florida. Property Address: 170 17029 PEACEFUL VALLEY WIMAUMA, FL 33598 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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.

Andrew Arias, FBN: 89501 Attorneys for Plaintiff
MARINOSCI LAW GROUP, P.C. Attorneys for Plaintiff 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (401) 262-2110 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 23-02971 25-03366H Oct. 31; Nov. 7, 2025

# FIRST INSERTION

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

DIVISION

NO. 24-CA-00

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. LUIS OMAR GONZALEZ BALLEN AND LADY ESMERALDA CABRA ORGANISTA, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2025, and entered in 24-CA-000850 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NATIONSTAR MORT-GAGE LLC is the Plaintiff and LUIS OMAR GONZALEZ BALLEN: LADY ESMERALDA CABRA ORGANISTA; GOODLEAP, LLC; SHELL POINT COMMUNITY ASSOCIATION, INC. are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best hidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 21, 2025, the following described property as set

forth in said Final Judgment, to wit: LOT 372. SHELL COVE PHASE 1, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 137, PAGES 58, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA.

Property Address: 602 OLIVE CONCH ST, 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 in accordance with Florida Statutes, Section

AMERICANS WITH DISABILITY ability who needs an accommodation provision of certain assistance. To recontact 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 commodations Form and submit to 800 33602. Please review FAQ's for answers to many questions. You may contact ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordina-33602 Phone: 813-272-7040 Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 28 day of October, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-138112 - ErS

IMPORTANT

ACT: If you are a person with a disin order to access court facilities or participate in a court proceeding, you re entitled at no cost to you to the quest such an accommodation, please needed: Complete the Request for Ac-E. Twiggs Street, Room 604 Tampa, FL the Administrative Office of the Courts tor, 800 E. Twiggs Street, Tampa, FL

Oct. 31; Nov. 7, 2025 25-03387H

#### FIRST INSERTION 25-03383H 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.: 23-CA-014910

CWS INVESTMENTS, INC., Plaintiff, VS. CHRIS HALL; MAXI HALL; MV REALTY PBC, LLC; 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 March 17, 2025 in Civil Case No. 23-CA-014910, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, CWS INVESTMENTS, INC. is the Plaintiff, and CHRIS HALL; MAXI HALL; MV REALTY PBC, LLC; CYPRESS CREEK OF HILLSBOROUGH HOMEOWN-ERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN 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 December 22, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 7, CYPRESS CREEK PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

Any person claiming an interest in the the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

IMPORTANT to the provision of certain assistance. Please contact the ADA Coordina-

Dated this 22nd day of October, 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/ Zachary Ullman Digitally signed by Zachary Ullman Date: 2025.10.22 12:50:40 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1703-002B

TY, FLORIDA.

surplus from the sale, if any, other than

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

Oct. 31; Nov. 7, 2025 25-03342H

# FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION Case #: 20-CA-000947

DIVISION: B

Wells Fargo Bank, N.A.

Plaintiff, -vs.-Donald Costa, Jr. a/k/a Don Costa, Jr.; Tricia A. Costa a/k/a Tricia A. Ellis: Unknown Spouse of Donald Costa, Jr. a/k/a Don Costa, Jr.; Unknown Spouse of Tricia A. Costa a/k/a Tricia A. Ellis; Florida Housing Finance Corporation; Clerk of Circuit Court for Hillsborough County, Florida; The Solomon Law Group, P.A.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees,

**Grantees, or Other Claimants** Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 20-CA-000947 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Donald Costa, Jr. a/k/a Don Costa, Jr. are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough. realforeclose.com beginning at 10:00 a.m. on December 15, 2025, the follow-

ing described property as set forth in said Final Judgment, to-wit: LOT(S) 4, BLOCK 13 OF WEST-CHASE, SECTION 307 AS RE-

CORDED IN PLAT BOOK 85, PAGE 37, ET SEQ., OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA. ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. "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."

\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com\*

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd.,

Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 19-322567 FC01 WEQ

Oct. 31; Nov. 7, 2025

# --- SALES ---

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA CASE NO.: 24-CA-001275 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, **SERIES 2006-6,** Plaintiff, VS. BESSIE SANDERS; UNITED STATES OF AMERICA.

DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; 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 December 26, 2024 in Civil Case No. 24-CA-001275, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPA-NY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-6 is the Plaintiff, and BESSIE SANDERS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREA-SURY-INTERNAL REVENUE; UN-KNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

ANTS are Defendants. The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on December 16, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF LOT 9, GOLDSTEINS AD-DITION TO NORTH TAMPA, ACCORDING TO MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 10, PAGE 31, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

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

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 22nd day of October,

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/ Zachary Ullman FBN: 106751 Primary E-Mail: Service Mail@aldridge pite.comDigitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.10.22 14:14:25-04'00'

Foxit PDF Editor Version: 13.1.71221-15776B Oct. 31; Nov. 7, 2025 25-03367H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA CASE NO.: 23-CA-015629 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-E, MORTGAGE-BACKED CERTIFICATES, SERIES 2005-E, Plaintiff, VS. MIKE NAUMAN A/K/A MICHAEL JEROME NAUMAN; KIM NAUMAN A/K/A KIMBERLY ANN NAUMAN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT; UNKNOWN TRUSTEE OF 1905 S VILLAGE AVE TRUST: UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE: STATZ HOLDINGS. INC.; CARROLLWOOD V GROUP LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY. THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE

**Defendant(s).**NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 15, 2025 in Civil Case No. 23-CA-015629, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, HSBC BANK USA, NATIONAL AS-SOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-E, MORTGAGE-BACKED CERTIFICATES, SERIES 2005-E is the Plaintiff, and MIKE NAUMAN A/K/A MICHAEL JEROME NAU-MAN; KIM NAUMAN A/K/A KIM-

DEAD OR ALIVE, WHETHER

SPOUSES, HEIRS, DEVISEES,

CLAIM AN INTEREST AS

GRANTEES, OR OTHER

CLAIMANTS

SAID UNKNOWN PARTIES MAY

BERLY ANN NAUMAN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT: UNKNOWN TRUSTEE OF 1905 S VILLAGE AVE TRUST; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; STATZ HOLDINGS, INC.; CARROLLWOOD V GROUP LLC: ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,

WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on December 10, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment,

LOTS 30 THROUGH 33, BLOCK 55 OF TAMPA'S NORTHSIDE COUNTRY CLUB AREA UNIT NO. 3, FOREST HILLS, LESS THE EAST 1/2OF CLOSED STREET ABUT-TING. ACCORDING TO MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 27, PAGES 51 THROUGH 67, 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 im-

paired, call 711. Dated this 21st 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 FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com Digitally signed by John J. Cullaro DN: CN=John J. Cullaro. E=Jcullaro@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.10.21 13:55:56-04'00'

Foxit PDF Editor Version: 13.1.7

1221-15360B

Oct. 31; Nov. 7, 2025

#### 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. 23-CA-000876 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST. SERIES AMQ 2006-HE7 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES AMQ 2006-HE7, 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 EVELYN PARPER, DECEASED: EMELIA GABBIDON: UNKNOWN SPOUSE OF EMELIA GABBIDON; SAHR SONGU-MBRIWA; TAMBA SONGU-MBRIWA; SOHKOR SOLANKE; AIAH SONGU-MBRIWA; OMOHJOWO SONGU-MBRIWA; EVELYN SEKAJIPO; TRINITY FINANCIAL SERVICES, LLC: FAWN RIDGE MAINTENANCE ASSOCIATION, INC.; UNIQUE SERVICES: SERVICE FINANCE COMPANY, LLC; UNKNOWN PERSON(S) IN POSSESSION OF

THE SUBJECT PROPERTY.

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed October 13, 2025 and entered in Case No. 23-CA-000876, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein U.S. BANK NATION-AL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES COR-PORATION HOME EQUITY LOAN TRUST, SERIES AMQ 2006-HE7 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES AMQ 2006-HE7 is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, AS-SIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH,

UNDER OR AGAINST THE ESTATE OF EVELYN PARPER, DECEASED; EMELIA GABBIDON; UNKNOWN SPOUSE OF EMELIA GABBIDON; SAHR SONGU-MBRIWA: TAMBA SONGU-MBRIWA; SOHKOR SO-LANKE; AIAH SONGU-MBRIWA; OMOHJOWO SONGU-MBRIWA; EVELYN SEKAJIPO; UNKNOWN PERSON(S) IN POSSESSION OF PERSON(S) IN PUSSESSION OF THE SUBJECT PROPERTY; TRINITY FINANCIAL SERVICES, LLC; FAWN RIDGE MAINTENANCE ASSOCIATION, INC.; UNIQUE SERVICES; SERVICE FINANCE COMPANY, LLC; are defendants. VIC-TOR 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 17, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 76, FAWN RIDGE VIL-LAGE "A", A SUBDIVISION AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 72, PAGE(S) 19, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

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

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 23rd 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.: 21-00221 SPS V6.20190626

Oct. 31; Nov. 7, 2025 25-03332H

# 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.: 22-CA-003706 LENNAR MORTGAGE, LLC Plaintiff(s), vs.

CHRISTOPHER S. WRIGHT Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 16, 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 20th 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: FROM THE SOUTHWEST CORNER OF THE NORTH-EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN-SHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE EAST 452.52 FEET TO THE POINT OF BEGIN-NING, RUN THENCE NORTH 150 FEET; THENCE EAST 295 FEET; THENCE SOUTH 150 FEET; THENCE WEST 295 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30 FEET OF THE WEST 452.52 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA. AND TRACT BE-GINNING 747.52 FEET EAST OF THE SOUTHWEST COR-NER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE EAST 140 FEET; THENCE NORTH 245.40 FEET; THENCE WEST 435 FEET; THENCE SOUTH 95.40 FEET: THENCE EAST 295 FEET AND THENCE SOUTH 150 FEET TO

THE POINT OF BEGINNING.

Property address: 1905 Jaudon Road, Dover, FL 33527 Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud.

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

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

PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.comAttorney for Plaintiff TDP File No. 2-001146-1

25-03325H

Oct. 31; Nov. 7, 2025

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-014951 COPPERFIELD AT TAMPA HOMEOWNERS ASSOCIATION,

INC. Plaintiff, vs.

SANTOS YUNIEL LIMA, MEDINA GEANDY VERDECIA, UNKNOWN TENANT #1. UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN, 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 26, Block 3, COPPERFIELD UNIT 1, according to the map or plat thereof as recorded in Plat Book 57, Page 55, 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 14th 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 23rd day of October FRISCIA & ROSS, P.A. Karan Khemlani, Esquire Florida Bar #1062463

5550 W. Executive Drive,

Suite 250 Tampa, Florida 33609 (813) 286-0888 / (813) 286-0111 (FAX) Attorneys for Plaintiff Oct. 31; Nov. 7, 2025 25-03337H

# 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-013520 PENNYMAC LOAN SERVICES, LLC,

Plaintiff, v. BISMARK B. BOAKYE, et al., Defendants.

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on December 1, 2025, at 10:00 a.m. ET, via the online auction site at http:// www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 198, TUSCANY SUBDI-VISION AT TAMPA PALMS, according to the plat thereof recorded in Plat Book 107, Page 159, of the Public Records of Hillsborough County, Florida. Property Address: 7870 Tuscany

Woods Drive, Tampa, FL 33647 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 27th day of October, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave. Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201

Oct. 31; Nov. 7, 2025

# FIRST INSERTION

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

COUNTY, FLORIDA CASE NO: 25-CA-003465 AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs. THE HEIRS AND OR DEVISEES OF ALICE E. DAVIS; JOHNNIE ALVIN DAVIS; ANNIE RUTH DAVIS A/K/A ANNIE RUTH COBB;

CLERK OF THE COURT OF HILLSBOROUGH COUNTY: STATE OF FLORIDA; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY,

Defendant(s). NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure dated October 27, 2025, and entered in Case No. 25-CA-003465, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Avail 3 LLC, a Delaware limited liability company is the Plaintiff and THE HEIRS AND OR DEVI-SEES OF ALICE E. DAVIS; JOHN-NIE ALVIN DAVIS; ANNIE RUTH DAVIS A/K/A ANNIE RUTH COBB; CLERK OF THE COURT OF HILL-SBOROUGH COUNTY; STATE OF FLORIDA; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIM-ING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIM-ING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUB-JECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFEN-DANTS HEREIN; UNKNOWN TEN-ANT #1 AND UNKNOWN TENANT #2, IF ANY, are Defendants. The Clerk of this Court, Cindy Stewart, 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 JANUARY 28, 2026, the following described property as set forth in said Final Judgment, to wit:

25-03365H

The East 50 feet of the West 153.9 feet of the South 100 feet of Lot 19, FOREST HEIGHTS. according to the plat thereof as recorded in Plat Book 26, Page 42, Public Records of Hillsborough County, Florida.

With a street address of: 4219 W. Green Street, Tampa, FL 33607. ANY PERSON OR ENTITY CLAIM-ING AN INTEREST IN THE SUR-PLUS, IF ANY, RESULTING FROM THE FORECLOSURE SALE, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM ON SAME WITH THE CLERK OF COURT WITHIN 60 DAYS AFTER THE FORECLOSURE SALE.

If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Thirteenth Judicial Circuit ADA Coordinator at the George E. Edgecomb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602; Phone: (813) 272-5894 at least seven working days of the date of the service is needed; if you are hearing or voice impaired, call 711. DATED October 27, 2025.

By: /s/ Vivian A. Jaime Vivian A. Jaime, Esq. FBN 714771 Submitted by: Vivian A. Jaime, Esq. RITTER, ZARETSKY, LIEBER & JAIME, LLP 2800 Biscayne Boulevard, Suite 500 Miami, Florida 33137 Tel: 305-372-0933 E-mail: Vivian@rzllaw.com and Denise@rzllaw.com Oct. 31; Nov. 7, 2025 25-03369H

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CIVIL DIVISION

Case No.: 24-CA-006818

Division: J

# ---ACTIONS / SALES ---

**HILLSBOROUGH COUNTY** 

#### FIRST INSERTION

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

Case No. 24-CC-071426 VINEYARD OF TAMPA CONDOMINIUM ASSOCIATION,

Plaintiff, vs. NANCY NAVARRO, and UNKNOWN TENANT(S), Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 24-CC-071426 the Clerk of the Court, Hillsborough County, shall sell the property situated in said county, described as: THAT CERTAIN CONDOMIN-

IUM PARCEL DESCRIBED AS UNIT 105, BUILDING X, THE VINEYARD CONDOMINIUM, A CONDOMINIUM, AND AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASE-MENTS, TERMS AND OTHER PROVISIONS OF THE DECLA-RATION OF CONDOMINIUM OF THE VINEYARD CONDO-MINIUM, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 4154, PAGE 1090, AND AMENDMENTS THERETO, AND THE PLAT THEREOF recorded in CON-DOMINIUM Plat Book 6, Page 7, Public Records of HILLSBOR-OUGH County, Florida. PARCEL ID NO.: A-20-29-18-

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-011689

HOMEOWNERS ASSOCIATION,

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclo-

sure dated September 09, 2025, and

entered in 23-CA-011689 of the Cir-

cuit Court of the THIRTEENTH Ju-

dicial Circuit in and for Hillsborough

County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORT-

GAGE SERVICING is the Plaintiff

and HAWKS POINT WEST HOME-

OWNERS ASSOCIATION, INC.; THE

UNKNOWN HEIRS, BENEFICIA-

RIES, DEVISEES, GRANTEES, AS-

SIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS WHO

MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD W. BERRY,

DECEASED; BRETT WAYNE BERRY;

CANDICE MICHELLE BERRY MOB-

LEY 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 18, 2025,

the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 18, OF HAWKS

POINT - PHASE 1C, ACCORDING TO THE PLAT THERE-

OF, AS RECORDED IN PLAT

BOOK 114, PAGE 231, OF THE

PUBLIC RECORDS OF HILL-

SBOROUGH COUNTY, FLOR-

Property Address: 1511 HAR-

BOUR BLUE ST, RUSKIN, FL

NEWREZ LLC D/B/A

HAWKS POINT WEST

SERVICING,

INC., et al. et al.

Defendant(s).

Plaintiff, vs.

SHELLPOINT MORTGAGE

3KV-K00000-00105.0 ("Property") Property Address: 4607 West

North B Street, Unit 105, Tampa, Florida 33609

at public sale, to the highest and best bidder for cash at 10:00 a.m. on December 12, 2025. The sale shall be conducted online at http:// www.hillsborough.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

hearing or voice impaired, call 711. Dated this 28th day of October 2025. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholaos T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 10129-056

Oct. 31; Nov. 7, 2025 25-03390H

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

lis pendens must file a claim in accor-

dance with Florida Statutes, Section

IMPORTANT

AMERICANS WITH DISABILITY

ACT: If you are a person with a dis-

ability who needs an accommodation

in order to access court facilities or

participate in a court proceeding, you

are entitled, at no cost to you, to the provision of certain assistance. To re-

quest such an accommodation, please

contact the Administrative Office of the

Court as far in advance as possible, but

preferably at least (7) days before your

scheduled court appearance or other court activity of the date the service is

needed: Complete the Request for Ac-

commodations Form and submit to 800

E. Twiggs Street, Room 604 Tampa, FL

33602. Please review 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 Coordina-

tor, 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 28 day of October, 2025.

SCHNEID, CRANE & PARTNERS

ROBERTSON, ANSCHUTZ,

6409 Congress Ave., Suite 100 Boca Raton, FL 33487

Service Email: flmail@raslg.com

Attorney for Plaintiff

Telephone: 561-241-6901

Facsimile: 561-997-6909

By: \S\Danielle Salem

dsalem@raslg.com

Oct. 31; Nov. 7, 2025

20-048778 - ErS

Danielle Salem, Esquire

Florida Bar No. 0058248

FIRST INSERTION

# FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13th JUDICAL CIRCUIT, IN AND FOR HILLSBOROUGH,

FLORIDA. CASE No. 25-CA-004027 VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff vs. MAYANK GANGWAR, et al.,

**Defendants** TO: DEVANTE J. HARDY AKA DAVANTE JARELL HARDY 7213 MERLOT SIENNA AVE, GIBSONTON, FL 33534 411 PROVIDENCE RD APT 208, BRANDON, FL 33511 4435 TOUCHTON RD E APT 601, JACKSONVILLE, FL 32246 550 TUMBLEBROOK.

UNIVERSAL CITY, TX 78148 ALICIA WESTBROOK AKA ALICIA ANN WESTBROOK 7213 MERLOT SIENNA AVE, GIBSONTON, FL 33534 11 JEWELL LN, EDINBURG,

550 TUMBLEBROOK, UNIVERSAL CITY, TX 78148 8231 FOXCROSS DR, SPRING BRANCH, TX 78070

VA 22824

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: LOT 6, BLOCK 15, OF TUSCA-

NY BAY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE(S) 108 THROUGH 115, INCLUSIVE, OF THE PUB-LIC RECORDS OF HILSBOR-OUGH COUNTY, FLORIDA.

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 December 1, 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 23rd day of

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

Victor D Crist

(954) 491-1120; gmforeclosure@gmlaw.com (25-000581-01)

Oct. 31; Nov. 7, 2025 25-03323H

# FIRST INSERTION

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

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-002885 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SD1, ASSET BACKED PASS-THROUGH CERTIFICATES,

Plaintiff, vs. MARK D. SHERWIN A/K/A MARK A. SHERWIN, et al.

**Defendant**(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 25, 2025, and entered in 25-CA-002885 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein HSBC BANK USA, NA-TIONAL ASSOCIATION, AS TRUST-EE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SD1, ASSET BACKED PASS-THROUGH CERTIFICATES is the Plaintiff and MARK D. SHERWIN A/K/A MARK A. SHERWIN; PRO-VERBIUM HOLDING LLC: POINT TITLING TRUST; MICROF LLC; G.E. CAPITAL MORTGAGE SERVICES, 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 26, 2025, the following described property as set

forth in said Final Judgment, to wit: THE WEST 75.00 FEET OF LOT 2, BLOCK 3, URBAN-REST. ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA,

LESS THE WEST 45.67 FEET THEREOF.

Property Address: 3006 W JU-LIA ST, TAMPA, FL 33629

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, email: ADA@fljud13.org

Dated this 28 day of October, 2025. By:  $\S\$ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-690 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 24-255116 - ErS Oct. 31; Nov. 7, 2025

MELANIE SKY DAILY,

an individual, Plaintiff, vs. KGK CONSTRUCTION, INC. a Florida corporation, GUILLERMO LOPEZ individually, GKJ HOMES SOLUTION INC. a Florida corporation, HILLSBOROUGH COUNTY, FLORIDA, a political subdivision and UNKNOWN TENANTS IN POSSESSION, Defendants

NOTICE IS HEREBY GIVEN that pursuant to the "Uniform Final Judgment of Foreclosure" entered in Case No. 24-CA-006818 on October 23, 2025, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein Victor D. Crist, Clerk of Court, will sell to the highest and best bidder for cash, the real property situated in Hill-sborough County, Florida, described below to the highest bidder, for cash, www. hillsborough.realforeclose.com at 10:00 A.M. on the 1st day of December 2025, the following described property as set

forth in said Final Judgment, to wit: Lots 7 through 14, Block 43, TAMPA TOURIST CLUB, according to the map or plat there-of as recorded in Plat Book 21, Page 21, Public Records of Hill-

#### FIRST INSERTION

sborough County, Florida. Property address: 7510 Illinois Drive, 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

If you are a person with a disability

who needs an accommodation in order

to access court facilities or participate

days after the sale.

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. /s/ C. Paige Andringa FRANK A. LAFALCE, ESQUIRE Florida Bar Number: 0980609 C. PAIGE ANDRINGA, ESQUIRE Florida Bar No.: 1028374 cpandringa@anthonyandpartners.com Anthony & Partners, LLC 100 S. Ashley Drive, Ste 1600 Tampa, Florida 33602

Telephone: 813/273-5616

Telecopier: 813/221-4113

Attorney for the Plaintiff

Oct. 31; Nov. 7, 2025

#### FIRST INSERTION

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

CASE NO.: 25-CA-007403 BANK OF AMERICA, N.A., Plaintiff, vs. SHARON A. HENRY F/K/A SHARON A. RALEY; UNKNOWN SPOUSE OF SHARON A. HENRY F/K/A SHARON A. RALEY; ROMEO CAPITAL, LLC; SUNNOVA TE MANAGEMENT, LLC;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.

Defendant(s). TO: SHARON A. HENRY F/K/A SHARON A. RALEY (Current Residence Unknown) (Last Known Address(es)) 5105 CRESTHILL DRIVE TAMPA, FL 33615 UNKNOWN TENANT(S) IN POSSESSION #1 (Last Known Address) 5105 CRESTHILL DRIVE TAMPA, FL 33615 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSON-AL REPRESENTATIVES, THE SUR-VIVING SPOUSE, HEIRS, DEVISEES. GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PAR-TIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS

5105 CRESTHILL DRIVE TAMPA, FL 33615 YOU ARE NOTIFIED that an action

COUNTY, FLORIDA.

(Last Known Address)

for Foreclosure of Mortgage on the following described property: LOT 8, BLOCK 23, TOWN 'N COUNTRY PARK, UNIT NO. 6, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 36. PAGE 76, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH

A/K/A: 5105 CRESTHILL DRIVE, TAMPA, FL 33615. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Ro-

saler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 12/1/2025, 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 dis-

25-03333H

ability 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 23rd day of October,

VICTOR D. CRIST As Clerk of the Court and/or Comptroller (SEAL) /s/ Jennifer Taylor 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

25-52113 Oct. 31; Nov. 7, 2025

# FIRST INSERTION

25-03386H

NOTICE OF SALE Court of the 13th Judicial Circuit in IN THE CIRCUIT COURT OF THE and for Hillsborough County, Florida, THIRTEENTH JUDICIAL CIRCUIT wherein JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, Plain-IN AND FOR HILLSBOROUGH COUNTY, FLORIDA tiff and Manhattan Palms Association CIVIL ACTION One, LLC are defendant(s), I, Clerk of Case #: 22-CA-004503 Court, Victor D. Crist, will sell to the highest and best bidder for cash by elec-DIVISION: A tronic sale at http://www.hillsborough. realforeclose.com beginning at 10:00 JP MORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, -vs.-Manhattan Palms Association One.

LLC: Hillsborough Realty 22 Trust: said Final Judgment, to-wit: Mitchell S. Sprague a/k/a LOT 111 OF LAKESIDE TRACT Mitchell Sprague; Barbara L. Sprague a/k/a Barbara Sprague; A1, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 93, **Lakeside Community Owners** Association, Inc.: Unknown Parties PAGE 24, OF THE PUBLIC REin Possession #1, if living, and all CORDS OF HILLSBOROUGH Unknown Parties claiming by, COUNTY, FLORIDA. through, under and against the above named Defendant(s);

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

"In accordance with the Americans with Disabilities Act, persons needing

\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com\*

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that pur-

LOGS LEGAL GROUP LLP Attorneys for Plaintiff Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

NEWREZ LLC D/B/A

13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 22-CA-006611

SHELLPOINT MORTGAGE SERVICING, Plaintiff. vs. LAWANDA L HODGES A/K/A LAWANDA HODGES; MILTON PATTERSON: UNKNOWN SPOUSE OF MILTON PATTERSON; HARVEST GLENN AT OAK CREEK HOMEOWNERS' ASSOCIATION INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Consent Final Judgment of Foreclosure entered on the 6th day of September 2024, in Case No. 22-CA-006611, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and LAWANDA L HODGES A/K/A LA-

# FIRST INSERTION

WANDA HODGES; MILTON PAT-TERSON; UNKNOWN SPOUSE OF MILTON PATTERSON; HAR-VEST GLENN AT OAK CREEK HOMEOWNERS' ASSOCIATION INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Victor D. Crist the Clerk of this Court shall sell to the highest and best bidder for cash electronically www.hillsborough.realforeclose. com, the Clerk's website for on-line auctions at, 10:00 AM on the 4th day of December 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 28, BLOCK 14, OAK CREEK PARCEL 4. ACCORDING TO PLAT THEREOF AS RECORD-ED IN PLAT BOOK 109, PAGE 78THROUGH 84 OF PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 8442 WHITE

POPLAR DR, RIVERVIEW, FL

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE

CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UN-CLAIMED.

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

Dated this 13th day of October 2025.

By: /s/Kimberly George Kimberly George, Esq. Bar Number: 134661 DELUCA LAW GROUP, PLLC 2101 N.E. 26TH Street, Fort Lauderdale, FL 33305 Phone: (954) 368-1311 | Fax: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516service@delucalawgroup.com

22-05236-1 Oct. 31; Nov. 7, 2025 25-03382H

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil

under and against the above named

Defendant(s) Case No. 22-CA-004503 of the Circuit

**Unknown Parties in Possession** 

#2, if living, and all Unknown Parties claiming by, through,

Defendant(s)

a.m. on December 1, 2025, the following described property as set forth in

THE SALE, IF ANY, OTHER THAN  $\,$ THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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."

750 Park of Commerce Blvd., Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 22-326633 FC01 CGG 25-03326H Oct. 31; Nov. 7, 2025

# --- ACTIONS / TAX DEEDS ---

HILLSBOROUGH COUNTY

#### FIRST INSERTION

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

CASE NO.: 25-CA-009245 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. LUTHER W. LASSITER; 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 VIRGINIA G. LASSITER, DECEASED; et al.,

Defendant(s). TO: 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 Virginia G. Lassiter, de-

Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County,

PARCEL "B" FOR A POINT OF REFER-ENCE COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP

## FIRST INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0539650602 File No.: 2025-845 Certificate No.: 2023 / 5068 Year of Issuance: 2023 Description of Property:

CASA REEF A CONDOMINIUM UNIT 1A PLAT BK / PG: 13 / 1 SEC - TWP - RGE: 21 - 31 - 19

Name(s) in which assessed: CHRISTOPHER SHEPHERD All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/11/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 10/23/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreelle Stewart, Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025

25-03345H

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

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0855901108 File No.: 2025-851 Certificate No.: 2023 / 8985 Year of Issuance: 2023 Description of Property:

EAST BRANDON ESTATES LOT 25 BLOCK 2 PLAT BK / PG: 46 / 31 SEC - TWP - RGE: 19 - 29 - 21

Name(s) in which assessed: AMAR AND KHAMWATIE

LEELA M SINGH AMAR SINGH KHAMWATIE LEELA

MANSINGH SINGH All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/11/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator. 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 10/20/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreelle Stewart, Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025

25-03349H

28 SOUTH, RANGE 21 EAST,

HILLSBOROUGH COUNTY, FLORIDA. THENCE PRO-CEED N. 90° 00' 00" E, AN ASSUMED BEARING ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26 FOR A DIS-TANCE OF 916.02 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N 90° 00' 00" E FOR A DISTANCE OF 20.00 FEET. THENCE S. 00° 23' 19" W FOR A DISTANCE OF 566.0 FEET THENCE S 90° 00' 00" W FOR DISTANCE OF 211.00 FEET. THENCE N 00° 23' 19" E FOR A DISTANCE OF 211.00 FEET. THENCE N 90° 00' 00" E FOR A DISTANCE OF 191.00 FEET. THENCE N 00° 23' 19" E FOR A DISTANCE OF 355.00 FEET TO THE POINT OF BEGINNING. LESS EXIST-ING RIGHT OF WAY ON THE NORTH SIDE FOR BEAU-CHAMP ROAD.

WITH TOGETHER 2003 PALM HARBOR MOBILE HOME, VIN #(S) PH0913914AFL & PH0913914BFL, TITLE NUMBER(S) 100343181 & 100342948.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on AL-DRIDGE PITE, LLP, Plaintiff's attor-

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

The holder of the following tax certifi-

cates has filed the certificates for a tax

deed to be issued. The certificate num-

bers and years of issuance, the descrip-

tion of the property, and the names in

PLOUFF SUBDIVISION 3RD

SEC - TWP - RGE: 35 - 28 - 17

Name(s) in which assessed: CORPORATE INVESTMENTS

All of said property being in the County

Unless such certificate shall be re-

deemed according to law, the prop-

erty described in such certificate

will be sold to the highest bidder on

(12/11/2025) on line via the internet at

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Clerk's ADA Coordinator.

601 E Kennedy Blvd., Tampa Florida,

(813) 276-8100 extension 4205, two

working days prior to the date the ser-

vice is needed; if you are hearing or

Clerk of the Circuit Court Hillsborough County Florida

BY Gabreelle Stewart, Deputy Clerk

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

The holder of the following tax certifi-

cates has filed the certificates for a tax

deed to be issued. The certificate num-

bers and years of issuance, the descrip-

tion of the property, and the names in

Certificate No.: 2023 / 12403

UNIVERSITY OAKWOODS VI

A CONDOOMINIUM UNIT H

PLAT BK / PG 7 / 7 SEC - TWP - RGE: 18 - 28 - 19

HANSEN CHRISTOPHER E

All of said property being in the County

deemed according to law, the prop-

erty described in such certificate

will be sold to the highest bidder on

(12/11/2025) on line via the internet at

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Clerk's ADA Coordinator.

601 E Kennedy Blvd., Tampa Florida,

(813) 276-8100 extension 4205, two

working days prior to the date the ser-

vice is needed; if you are hearing or

Victor D. Crist

25-03351H

Clerk of the Circuit Court

Hillsborough County Florida

BY Gabreelle Stewart, Deputy Clerk

voice impaired, call 711.

Dated 10/20/2025

Oct. 31; Nov. 7, 14, 21, 2025

www.hillsborough.realtaxdeed.com.

Unless such certificate shall be re-

CHRISTOPHER E HANSEN

of Hillsborough, State of Florida.

Victor D. Crist

25-03350H

voice impaired, call 711.

Dated 10/20/2025

Oct. 31; Nov. 7, 14, 21, 2025

which it was assessed are:

File No.: 2025-843

Description of Property:

Folio No.: 1433855354

Year of Issuance: 2023

Name(s) in which assessed:

C/O UCR

www.hillsborough.realtaxdeed.com.

of Hillsborough, State of Florida.

which it was assessed are:

File No.: 2025-848

Description of Property:

ADDITION LOT 9

LLC

PLAT BK / PG: 31 / 36

Folio No.: 0069210100

Year of Issuance: 2023

Certificate No.: 2023 / 1110

ney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 12/01/2025, 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 24 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 1184-2731B Ref# 12936

Oct. 31; Nov. 7, 2025 25-03372H

## FIRST INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0880678440

File No.: 2025-852 Certificate No.: 2023 / 9320 Year of Issuance: 2023

Description of Property:

BLOOMINGDALE SECTION
DD PH 3 AND PH 4 UNIT 2 LOT 6 BLOCK 2 PLAT BK / PG: 89 / 81 SEC - TWP - RGE: 18 - 30 - 21 Name(s) in which assessed:

CHRISTOPHER J MERLONE All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/11/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 10/20/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreelle Stewart, Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025

25-03348H

# FIRST INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in

which it was assessed are: Folio No.: 1089550508 File No.: 2025-854 Certificate No.: 2023 / 10936 Year of Issuance: 2023 Description of Property:

A D APARTMENTS A CONDO-MINIUM UNIT 4 1/16TH UN-DIV OWNERSHIP OF COM-MON ELEMENTS PLAT BK / PG: 5 / 2

SEC - TWP - RGE: 04 - 29 - 18 Name(s) in which assessed: JESUS SOLGADO All of said property being in the County

of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/11/2025) on line via the internet at

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

Dated 10/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreelle Stewart, Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025

25-03347H

# FIRST INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0140410000 File No.: 2025-841 Certificate No.: 2023 / 1368 Year of Issuance: 2023 Description of Property:

TRACT BEG 217.33 FT E OF SW COR OF SW 1/4 OF NW 1/4 OF SE 1/4 AND RUN E 442.67 FT TO SE COR OF SW 1/4 OF NW 1/4 OF SE 1/4 N 117.35 FT S 82 DEG 17 MIN 21 SEC W 387.35 FT S 10.09 FT AND S 53 DEG 35 MIN W 72.9 FT TO BEG

SEC - TWP - RGE: 13 - 27 - 18 Name(s) in which assessed: KATHY N RIGAU

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/11/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 10/20/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreelle Stewart, Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025

25-03352H

# FIRST INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in

which it was assessed are: Folio No.: 0190006546 File No.: 2025-855 Certificate No.: 2023 / 1835 Year of Issuance: 2023 Description of Property:

VILLAGE XVIII UNIT I OF CARROLLWOOD VILLAGE PHASE III PART OF LOT 1 BLOCK 2 DESC AS BEG AT E'MOST COR THN S 43 DEG 37 MIN W 91.18 FT THN ALG SLY BDRY AN ARC DIST OF 39.27 FT CHD BRG AND DIST S 88 DEG 37 MIN W 35.36FT THN N 46 DEG W 31.72FT THN N 53 DEG E 114.54 FT THN S 51 DEG E 38.20 FT TO POB PLAT BK/ PG: 53 / 59

SEC - TWP - RGE: 06 - 28 - 18 Name(s) in which assessed: SRINIVASULU KANDUKURU AND RAJASREE

KANDUKURU All of said property being in the County

of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/11/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blyd., Tampa Florida (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 10/20/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida  $\operatorname{BY}$  Gabreelle Stewart, Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025

25-03346H

# **HOW TO PUBLISH YOUR LEGAL NOTICE** IN THE

**BUSINESS OBSERVER** 

# CALL 941-906-9386

and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserverfl.com



# FIRST INSERTION

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

CASE NO.: 25-CA-006136 AMWEST FUNDING CORP, Plaintiff, v. 9715 BELVEDERE LLC; et al,

**Defendant**(s). To the following Defendant(s): STEPHANIE GARCIA

(Last Known Address: 9715 Belvedere Dr, Seffner, FL 33584) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

THE NORTH 120 FEET OF THE SOUTH 270 FEET OF THE EAST 250 FEET OF THE WEST 415 FEET OF THE EAST 3/8 OF THE NORTHEAST 1/4OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; LESS THE EAST 115 FEET THEREOF. PROPERTY ADDRESS: 9715

BELVEDERE DR, SEFFNER, FL 33584

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 by 12/1/2025, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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 23 day of October, 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

 $Ghidotti \mid Berger \; LLP,$ Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161

Oct. 31; Nov. 7, 2025 25-03371H

# FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-008499

DIV: H MIRA LAGO WEST HOMEOWN-ERS ASSOCIATION, INC.,

Plaintiff, v. ESTATE OF KIRSTEN D. YOCUM AND STEPHEN FINELLI AND BERIT FINELLI, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,

Defendants. TO: STEPHEN FINELLI 1514 MIRA LAGO CIRCLE RUSKIN, FLORIDA 33570

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on March 18, 2024, in Official Records Instrument #: 2024114845, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 1514 Mira Lago Circle, Ruskin, FL 33570

LEGAL: Lot 21, Mira Lago West, Phase 1, according to the map or plat thereof, as recorded in Plat Book 102, Page 84, inclusive, of the Public Records of Hillsborough County, Florida.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BREN-

TON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before 12/3/2025, 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 28th day of October,

> 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

Oct. 31; Nov. 7, 2025 25-03375H

2025.

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

CIVIL DIVISION CASE NO.: 25-CA-008298 NATIONSTAR MORTGAGE LLC Plaintiff, vs. UNKNOWN HEIRS, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF JOAN ANN ZACHMAN A/K/A JOAN A ZACHMAN et al., Defendants.

To: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF JOAN ANN ZACHMAN A/K/A JOAN A ZACHMAN 802 W HIAWATHA ST, TAMPA FL 33604 LAST KNOWN ADDRESS: STAT-

ED; CURRENT ADDRESS: UN-KNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage cover-

ing the following real and personal property described as follows, to-wit: LOT 1, BLOCK 7, FI.RST ADDI-TION TO WEST RIVERSIDE. ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 26. PAGE 6, OF THE PUBLIC RE-

CORDS OF HILLSBOROUGH

COUNTY, FLORIDA.
has been filed against you and you are required to file a copy of your written

defenses, if any, to it on Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before November 12, 2025 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 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 6th day of October,

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

Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 PHONE: (954) 368-1311 | FAX: (954) 200-8649 service@delucal awgroup.com25-06741

Oct. 31; Nov. 7, 2025 25-03320H

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



HILLSBOROUGH COUNTY

# 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-007244

TH MSR HOLDINGS LLC, Plaintiff, vs. JESSICA BOYD; et al,

Defendants.
TO: JESSICA BOYD; 11436 DRIFT-ING LEAF DR RIVERVIEW, FL 33579 UNKNOWN SPOUSE JESSICA BOYD; 11436 DRIFTING LEAF DR RIVERVIEW, FL 33579 MEGAN L. MCGLOVER: 2402 LEX-

INGTON VILLAGE LN COLORADO SPRINGS, CO 80916

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

LOT 35, RESERVE AT SOUTH FORK, PHASE 1, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 121, PAGE(S) 95, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

Also known as 11436 DRIFT-ING LEAF DR, RIVERVIEW, FL 33579.

has been filed against you and you are required to serve a copy of your written de-fenses, 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 12/01, 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 OCT 24 2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: Patricia Corbin 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

Oct. 31; Nov. 7, 2025 25-03354H

# 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.: 2025-CA-008134 FREEDOM MORTGAGE CORPORATION,

Plaintiff, vs. ANWAR YENNES; et al.,

TO: ANWAR YENNES: 18106 EMER-ALD BAY STREET TAMPA, FL 33647 UNKNOWN SPOUSE OF ANWAR YENNES; 18106 EMERALD BAY STREET TAMPA, FL 33647

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

UNIT 190-F OF PLACE ONE CONDOMINIUM, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CON-DITIONS, RESTRICTIONS, TERMS AND OTHER PROVI-SIONS ACCORDING TO THE DECLARATION OF CONDO-MINIUM RECORDED IN O.R. BOOK 3809, PAGE 886 AND THE MAP OR PLAT THERE-OF AS RECORDED IN BOOK 3, PAGE 45, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMNETS AP-PURTENANT THERETO.

Also known as 7529 PITCH PINE CIRCLE, TAMPA, FL

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 12/01, 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 OCT 23 2025

VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: Patricia Corbin 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 Oct. 31; Nov. 7, 2025 25-03370H

has been filed against you and you are

# FIRST INSERTION

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

CIVIL DIVISION: CASE NO.: 2025-CA-006817 LAKEVIEW LOAN SERVICING.

LLC Plaintiff, vs. EBONY SIMMONS et al.,

**Defendants.**To: EBONY SIMMONS 5161 BRICKWOOD RISE DR, WIMAUMA FL 33598 LAST KNOWN ADDRESS: STAT-

ED; CURRENT ADDRESS: UN-KNOWN UNKNOWN SPOUSE OF EBONY SIMMONS

5161 BRICKWOOD RISE DR, WIMAUMA FL 33598 LAST KNOWN ADDRESS: STAT-

ED; CURRENT ADDRESS: UNKNOWN LAILYNN M REYES SIMMONS 2734 LEWIS AND CLARK AVE, UPPER MARLBORO MD 20774 LAST KNOWN ADDRESS: STAT-ED; CURRENT ADDRESS: UN-

KNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal

property described as follows, to-wit: LOT 2, BLOCK 9, DG FARMS PHASE 4A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE(S) 25 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

TY, FLORIDA. has been filed against you and you are

required to file a copy of your written defenses, if any, to it on Orlando DeLuca, Deluca Law Group, PLLC, 2101 ${\rm NE}$ 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before November 24, 2025, 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 17th day of October, 2025. CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: Mustafa Divan

Deputy Clerk Orlando DeLuca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 PHONE: (954) 368-1311 | FAX: (954) 200-8649 service@delucalawgroup.com Oct. 31; Nov. 7, 2025 25-03380H

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 25-CA-007738

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R3, MORTGAGE-BACKED NOTES. SERIES, Plaintiff, vs.

THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF REBECCA WALLACE A/K/A REBECCA J. WALLACE, DECEASED, et. al.

**Defendant**(s), TO: THE UNKNOWN HEIRS, BENE-FICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF REBECCA J. WALLACE, 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, trust-ees, 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.

RONALD JONES, ADRIAN WALLACE. whose residence is unknown and all

parties having or claiming to have any right, title or interest in the property described in the mortgage being fore-

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

FOLLOWING DE-SCRIBED LAND SITUATE, LYING AND BEING IN THE

OUGH, STATE OF FLORIDA, TO WIT: THE NORTH 70 FEET OF LOT 3 BLOCK 5 OF CENTRAL PARK ACCORD-ING TO THE, MAP OR PLAT

HILLSBOR-

COUNTY OF

THEREOF AS RECORDED IN PLAT BOOK 8 PAGE 14 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 12/01/2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief

demanded in the complaint or petition

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

1-800-955-8770. THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this OCT 23 2025  $\,$ 

VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Patricia Corbin DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-212650

Oct. 31; Nov. 7, 2025

# FIRST INSERTION

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

CIVIL DIVISION CASE NO. 25-CA-002939 DATA MORTGAGE INC., DBA ESSEX MORTGAGE, 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 MAI THI NGUYEN, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY: DUONG TRAN: ANGEL NGUYEN F/K/A ANTHONY NGUYEN; MICHAEL QUOC NGUYEN; DAVIS TUAN NGUYEN; ANDY HAU TRUONG;

CHRIS THONG TRUONG, Defendant(s) To the following Defendant(s): ALL UNKNOWN HEIRS, CREDI-TORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY THROUGH, UNDER OR AGAINST THE ESTATE OF MAI THI NGUYEN, DECEASED

(LAST KNOWN ADDRESS) 1216 LAKESIDE DRIVE BRANDON, FLORIDA 33510

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

Exhibit A - Property Description Closing Date: July 30, 2021 Borrower(s): Mai Thi Nguyen Property Address: 1216 Lakeside Drive, Brandon, FL 33510 A tract of land lying in the Southeast 1/4 of the Southeast 1/4 of Section 21, Township 29 South, Range 20 East, HILLSBOR-OUGH County, Florida, and described as follows: Commencing at the Southeast corner of Section 21, Township 29 South, Range 20 East, run

thence North 00°04'30" West,

(assumed) along the East bound-

ary of said Section 21 a distance

of 661.74 feet to the beginning of

a 614.74 feet radius curve to the

left; run thence South 84°24'07"

West, along a chord of said curve to the left a distance of 118.34 feet for a Point of Beginning. from said Point of Beginning run thence along an arc of said 614.74 feet radius curve to the left, a distance of 96.72 feet, said arc being subtended by a 96.62 feet chord having a bearing of South 74°22'18" West, from the Point of Beginning; thence North 00°04'30" West, 187.76 feet, thence North 89°52'30" East, a distance of 93 feet; thence South 00°04'30" East, a distance of 161.65 feet to the Point of Beginning. lying in HILLSBOR-OUGH County, Florida.

a/k/a 1216 LAKESIDE DRIVE, BRANDON, FLORIDA 33510

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before 11/12/2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the com-

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.

WITNESS my hand and the seal of this Court this 7 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

Submitted by: 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 25-00341 ESX Oct. 31; Nov. 7, 2025 25-03321H FIRST INSERTION

ORDER OF PUBLICATION Commonwealth of Virginia VA. CODE §8.01-316 WINCHESTER J&DR -JUVENILE DIVISION

Juvenile and Domestic Relations District Court **Case No. JJ039667-01-00: 02-00** 

Commonwealth of Virginia, in re BORISOVA-GROSS, MARIA BORISOVA, VALERITA

RZAEV, VLADIMIR The object of this suit is to: **CUSTODY/VISITATION** 

It is ORDERED that RZAEV VLADI-MIR appear at the above-named Court and protect his or her interests on or before 02/12/2026 11:00 AM. 10/17/2025

/s/ Elizabeth E. Kellas JUDGE

10/17/25 /s/ Christina Spackman, Dep Clerk

CC: Mother Counsel

Oct. 31; Nov. 7, 14, 21, 2025 25-03360H

# FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25 013757

Division: TP DOROTHY MATTHEWS MAYES, Petitioner, and BRUCE L. DORSEY, SR,

**Respondent,** TO: BRUCE L DORSEY, SR 176 DORSEY RD, ROLLING FORK, MS 39159

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 DOROTHY MATTHEWS MAYES, whose address is 6802 BLOOMFIELD RIDGE PL, SEFFNER, FL 33584 on or before, 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 peti-

The action is asking the court to decide how the following real or personal property should be divided: 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 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 plead-

Dated: 10/22/2025

CLERK OF THE CIRCUIT COURT (SEAL) By: Teresa Jordan Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025

## FIRST INSERTION

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

COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-005903 DIVISION: B

GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1.

Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GREGORY

MCGEE, et al., Defendants.

TO: UNKNOWN HEIRS, SPOUS-ES. BENEFICIARIES. DEVISEES. GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF DENIE LOVE WILLIAMS

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF J.B. WILLIAMS

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AD-RINA WILLIAMS A/K/A ADRINA M.

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF ELEA-NOR MCGEE

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF ELO-ISE ANTHONY A/K/A ELOUISE ANTHONY UNKNOWN HEIRS, SPOUSES,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF EMMA GENE WILLIAMS WILEY

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF GREG-ORY MCGEE

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF BEN HILL WILLIAMS UNKNOWN HEIRS, SPOUSES,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF VICTO-RIA HARRIS

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF WEL-TON BURDEN A/K/A WELTON WAYNE BURDEN

Last Known Address: 1319 W State St, Tampa, FL 33606

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

LOT 15, BLOCK 1, OF WOOD-LAWN PARK SUBDIVISION REVISED, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. including the buildings, appur-

tenances, and fixture located thereon. Property Address: 1319 W State St., Tampa, FL 33606 (the

"Property"). filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before November 21, 2025 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

manded in the Complaint 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.

WITNESS my hand and seal of this Court at Hillsborough, Florida on this 16 day of October, 2025.

VICTOR D. CRIST HILLSBOROUGH CLERK OF COURT HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By: JENNIFER TAYLOR Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St.

Tampa, FL 33602 HOWARD LAW. Plaintiff's attorney, 4755 Technology Way,

Suite 104 Boca Raton, FL 33431 Oct. 31; Nov. 7, 2025 25-03335H

# --- ACTIONS ---

# 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.: 2025-CA-007279 FREEDOM MORTGAGE

CORPORATION, Plaintiff, vs. ENRIQUE J. VELASCO; et al.,

Defendants.
TO: ALISSA LASHLEY; 407 BAY LEAF DRIVE KISSIMMEE, FL 34759 UNKNOWN SPOUSE OF ALISSA LASHLEY; 407 BAY LEAF DRIVE KISSIMMEE, FL 34759

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

A LOT 110, OF DIAMOND HILL, PHASE 1A, UNIT 1, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 99, PAGE 141, INCLUSIVE, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. Also known as 13343 SYDNEY RD, VALRICO, FL 33594.

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 18.

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.

Impaired Line 1-800-955-8770.

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

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

#### FIRST INSERTION

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

DIV: D U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,

ISSAC MEZA A/K/A ISAAC MEZA A/K/A ISAAC MEZA-PAZ A/K/A ISAAC MEZAPAZ, et al.,

**Defendants.**TO: UNKNOWN TENANT #1 UNKNOWN TENANT #2 Last Known Address: 3912 W Cass St.,

Tampa, FL 33609 YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Hills-borough County, Florida:

LOT 7, BLOCK 14, BROAD-MOOR PARK REVISED PLAT, ACCORDING TO MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 23, PAGE 21, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, **FLORIDA** 

including the buildings, appurtenances, and fixture located thereon.

Address: 3912 W Property Cass St., Tampa, FL 33609 (the 'Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before December 1, 2025

# FIRST INSERTION

#### FLORIDA DEPARTMENT OF STATE **Division of Corporations**

October 21, 2025

Qualification documents for IMAGINE PEDIATRICS HOLDINGS LLC were filed on October 21, 2025, and assigned document number M25000014843. Please refer to this number whenever corresponding with this office.

Your limited liability company is authorized to transact business in Florida as of the file date.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. If the annual report is not filed by May 1st, a \$400 late fee will be added.

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

https://sa.www4.irs.gov/ modiein/individual/index.jsp Please notify this office if the limited liability company address changes.

Should you have any questions regarding this matter, please contact this office at the address given below.

www.sunbiz.org Division of Corporations -P.O. BOX 6327

Tallahassee, Florida 32314 KYLE BRUMBLEY Regulatory Specialist II Supervisor Registration Section Division of Corporations Letter Number: 025A00023832 Account number: I20160000072 Amount charged: 125.00 Oct. 31; Nov. 7, 14, 21, 28; Dec. 5, 2025 25-03355H 2025, and file the original with the clerk

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

DATED on October 13, 2025 DEPUTY CLERK

Counsel for Plaintiff Oct. 31; Nov. 7, 2025 25-03385H

(no later than 30 days from the date of the first publication of this Notice of Action) 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 CASE NO.: 25-CA-003950 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. WITNESS my hand and seal of this Court at Hillsborough, Florida on this 24 day of October, 2025.

VICTOR D. CRIST HILLSBOROUGH CLERK OF COURT HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By: JENNIFER TAYLOR Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St.

HOWARD LAW, Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431

25-03353H Oct. 31; Nov. 7, 2025

# **SUBSEQUENT INSERTIONS**

# --- PUBLIC SALES ---

# SECOND 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 aucpursuant 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

# THIRD 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

# --- 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 Frank Antonio, General Executor located at 1322 Treasure key ct 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 24th day of October, 2025.

Frank Antonio, General Executor 25-03358H October 31, 2025

Notice Under Fictitious Name Law According to Florida Statute

FIRST INSERTION

Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Brundidge Estate located at C/o 6007 Bassa Street in the City of Wimauma, Hillsborough County, FL 33598 intends to register the said name with the Divi-

sion of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of October, 2025.

Willie lee General executor 25-03359H

# SUBSEQUENT INSERTIONS

# --- SALES/ ACTIONS ---

# SECOND 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,

BERNARD K. JONES, UNKNOWN TENANT #1, UNKNOWN TENANT

# 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-

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

# 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-003817 LAUREL OAK AT LIVE OAK PRE-SERVE ASSOCIATION, INC., Plaintiff, v.

JAMES HERBERT and ANALIE Y. HERBERT, UNKNOWN TENANT #1, UNKNOWN TENANT #2,

Notice is hereby given that pursuant to the Final Judgment of Foreclo-sure 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 PRE-SERVE 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.comSecondary: 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

# THIRD INSERTION

#### NOTICE OF ACTION IN THE CIRCUIT COURT OF THE CHIRTEENTH 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 Hillshorough 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 von and vou 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

If you are a person with a disability vho 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; Hear-Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

This notice shall be published once a veek 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

# SUBSEQUENT INSERTIONS

# --- PUBLIC SALES / ACTIONS ---

# SECOND 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).

#### SECOND INSERTION

# NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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, Too
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

# SECOND INSERTION

# NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress BLV. Riverview, Florida 33578 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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 \$13-344-7390 October 24, 31, 2025 25-03230H

# FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

Case No.: 25-DR-001877

Division: A IN RE THE MARRIAGE OF: JOHN CHARLES SIVLEY, Petitioner/Husband,

VILMA JEANNETTE SIVLEY, Respondent/Wife.

VILMA JEANNETTE SIVLEY Last known address: 460 W. 92nd Street Los Angeles, CA 90003

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are 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

You must keep the Clerk of the Cir-

cuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Familv 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

# HILLSBOROUGH COUNTY

# --- SALES / ESTATE ---

#### SECOND INSERTION

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

NOTICE TO CREDITORS

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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is October 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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is October 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

# 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. 21-CA-003619

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2002-2, ASSET-BACKED CERTIFICATES, SERIES 2002-2,

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 NATION-AL TRUST COMPANY AS TRUST-EE FOR FREMONT HOME LOAN TRUST 2002-2, ASSET-BACKED CERTIFICATES, SERIES 2002-2 is the Plaintiff and DOV SUSSMAN; TE-RESA GAFFNEY SUSSMAN: STATE OF FLORIDA DEPARTMENT OF REVENUE; CLERK OF COURT OF HILLSBOROUGH COUNTY, FL: CITY OF TAMPA, FL: LINCOLN NA-TIONAL LIFE INSURANCE COMPA-NY 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 RE-CORDED IN PLAT BOOK 4, PAGE 58 OF THE PUBLIC RE-CORDS 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.

25-03312H

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,

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 Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com21-019257 - NaC

October 24, 31, 2025

25-03297H

# SECOND 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 SER-VICE 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 FOREV-ER BARRED.

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

The date of first publication of this notice is October 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  $michael @\,mytampalaw group.com$ October 24, 31, 2025 25-03313H

# SECOND 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

NOTICE.

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

fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this

notice is OCTOBER 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

# 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. 24-CA-002006 THE BANK OF NEW YORK MELLON AS CO-TRUSTEE FOR

MORTGAGE EQUITY CONVERSION ASSET TRUST 2010-1,

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 CON-VERSION ASSET TRUST 2010-1 is the Plaintiff and VERONICA O. NEL-SON A/K/A VERONICA NELSON: DEBRA O. PORTER; UNKNOWN SPOUSE OF VERONICA O. NEL-SON 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 SEC-RETARY 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 hidder 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 NORTH-WEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SEC-TION 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 BEGIN-NING, ALL LYING AND BE-ING 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

# 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, email: ADA@fljud13.org Dated this 21 day of October, 2025.

Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901

Service Email: flmail@raslg.com

25-03296H

Bv: \S\Danielle Salem

Danielle Salem, Esquire

Facsimile: 561-997-6909

October 24, 31, 2025

22-048477 - ErS

SECOND 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 RECORD-ED IN PLAT BOOK 55, PAGES 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

and commonly known as: 4604 RIDGE PT DŘ., TAMPA, FL 33624

(the "Property").
ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. 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

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

A personal representative or curator has no duty to discover whether any property held at the time of the dece-

dent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as speci-

fied under s. 732.2211. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is: October 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.comAttorneys for Personal Representative

October 24, 31, 2025

# 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.: 11-CA-015966 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE RENEFIT 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 CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SE-RIES 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, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 11-1 THROUGH 11-4, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA Property Address: 6940 Free-

port Road, Riverview, FL 33569 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

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

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

# --- SALES / ESTATE ---

HILLSBOROUGH COUNTY

SECOND 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, pending in the Circuit Court for Hillsborough County, Florida, PRO-BATE, 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 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT 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

25-03267H October 24, 31, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA

PROBATE DIVISION File Number: 25-CP-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 PUBLICA-TION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 SECOND 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 per-

sonal 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

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.

OF THIS NOTICE ON THEM.

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

# 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-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 HILL-SBOROUGH 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 deagainst decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732,228, applies, or may apply, unless a written demand is made by a creditor as

specified under section 732.2211. The date of first publication of this notice is October 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@srblawvers.com Secondary Email: Jennifer@srblawyers.com October 24, 31, 2025 25-03288H SECOND 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

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

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

The personal representative 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

SECOND 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 de-mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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 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  $\hbox{E-Service: laurie@satellawfirm.com}$ Attorney for Petitioner 25-03226H October 24, 31, 2025

# SECOND INSERTION

25-03268H

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

October 24, 31, 2025

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,

 ${\tt LOT\,9,\,BLOCK\,7,\,WESTCHASE}$ SECTION 110, A SUBDIVI-

**HOW TO** 

**PUBLISH YOUR** 

SION 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

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,

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 25-03236H October 24, 31, 2025

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

or e-mail legal@businessobserverfl.com

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

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

must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is October 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: 25-03242H

jherny@plglawyer.com October 24, 31, 2025

#### SECOND 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 Hills-

borough County, Florida, Probate Divi-

sion, 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

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

THIS NOTICE OR 30 DAYS AFTER

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is October 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

# SECOND INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 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,

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 DISABIL-ITY ACT: IF YOU ARE A PERSON

WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOM-MODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE OR OTHER COURT ACTIV-ITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUES-TIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING PAIRED: 1-800-955-8771; VOICE IM-PAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG. Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ.

6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone)

October 24, 31, 2025

Florida Bar # 76882

(850) 422-2567 (facsimile) attorney@padgettlawgroup.comAttorney for Plaintiff TDP File No. 22-004335-5

SUBSCRIBE TO THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.l



25-03261H

#### ---ACTIONS ---

## SECOND 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, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND AN UNDIVID-ED INTEREST IN PARCEL A. TOGETHER WITH 2002 FLEETWOOD DOUBLEWIDE MOBILE HOME SITUATED ON DESCRIBED PROPERTY WHICH HAS BEEN DE-CLARED REAL PROPERTY ID # 1214542 AND 12147543 WITH #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 abovestyled 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 Octobert, 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

#### SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 25-CA-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);

Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Edward Leonard De-Ment, 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. De-Ment: 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, as signees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s): and the aforementioned named Defendant(s) and such of the aforementioned unknown De-

fendants 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, ACCORD-ING TO MAP OR PLAT THEREOF RECORDED IN BOOK 35, PAGE 86, PUBLIC RECORDS OF HILLSBOR-OUGH 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

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 25-03307H October 24, 31, 2025

# **PUBLISH YOUR**

LEGAL NOTICE

We publish all Public sale, Estate & Courtrelated notices

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



# SECOND INSERTION

HILLSBOROUGH COUNTY

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

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,

property, Defendants

in possession of the subject real

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 SUM-MERFIELD, UNIT I, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 23, PUB-

LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA

---SALES ---

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 busi-

ness 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 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. 23-CA-000564

Plaintiff, vs. CARMEN MARIA PELAEZ, et al.

MORTGAGE ASSETS

MANAGEMENT, LLC,

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, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, 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 DEVELOP-MENT; 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 COUN-TY, FLORIDA.

Property Address: 6105 YORK-SHIRE 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.com22-061467 - ErS October 24, 31, 2025 25-03295H

# SECOND INSERTION

AMENDED NOTICE OF SALE IN THE CIRCUIT COURT, THIR-TEENTH 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

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 Park-west 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 Nas-

sau 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, appur-tenances, 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

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 hereaf-ter 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 shelving, 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 Mortgagor with the intent of incorporating them in or us-

ing 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, subdivi-sion 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 moltgages made by such purchasers; and (5) any declaration of condominium, re-

strictions, 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 IN-TEREST 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

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

## SECOND 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 PE-TITION TO DETERMINE HOME-STEAD STATUS OF REAL PROP-ERTY 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 LAN-ZA, 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

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

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

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

# SECOND INSERTION

Deceased.

The administration of the estate of Rob-

ert Theodore Knauer, deceased, whose

date of death was October 20, 2024, is

pending in the Circuit Court for Hills-

borough County, Florida, Probate Di-

vision, the address of which is George

Edgecomb Courthouse, 800 E. Twiggs

St. Tampa, FL 33602. The names and

addresses of the personal representa-

tives and the personal representatives'

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

The 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 sur-

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

DEVISEES, BENEFICIARIES,

CREDITORS, LIENORS, AND

TRUSTEES OF STERLING SMITH, DECEASED, AND ALL

OTHER PERSONS CLAIMING

BY, THROUGH, UNDER, AND

THE UNKNOWN HEIRS,

GRANTEES, ASSIGNS.

AGAINST THE NAMED

DEFENDANTS; et al.,

Plaintiff(s), vs.

OF THIS NOTICE ON THEM.

attorney are set forth below.

NOTICE TO CREDITORS viving spouse is property to which the IN THE CIRCUIT COURT FOR Florida Uniform Disposition of Com-HILLSBOROUGH COUNTY, munity Property Rights at Death Act FLORIDA as described in ss. 732.216-732.228, PROBATE DIVISION Florida Statutes, applies, or may apply, File No. 25-CP-002720 unless a written demand is made by a Division A creditor as specified under s. 732,2211. IN RE: ESTATE OF Florida Statutes. The written demand ROBERT THEODORE KNAUER,

must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is October 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  $\hbox{E-Mail: maure en arago@aragolaw.com}\\$ 

Secondary E-Mail: colleen@aragolaw.com

SECOND INSERTION

October 24, 31, 2025 25-03272H

# SECOND 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 SHA-RON 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

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

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

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

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

The date of first publication of this notice is October 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

# SECOND 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

case, including orders, are available at

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, DE-PARTMENT OF THE TREASURY-IN-TERNAL 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 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, accord-

ing 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 to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordina-Florida 33602, (813) 272-7040, at least 7 days before your scheduled court aping this notification if the time before 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

Fx (407) 839-3384 Primary E-Mail:

jdlaw@orlando-law.com Attorneys for Plaintiff

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

who needs any accommodation in order tor, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, pearance, or immediately upon receivthe scheduled appearance is less than

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 RE-CORDED IN PLAT BOOK 122, PAGE 3, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 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

25-03235H

attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties

AMERICANS WITH DISABIL-ITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOM-MODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE OR OTHER COURT ACTIV-ITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUES-TIONS, YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING PAIRED: 1- 800-955-8771; VOICE IM-PAIRED: 1-800-955-8770; E-MAIL:

ADA@FLJUD13.ORG. Respectfully submitted. /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com

Attorney for Plaintiff TDP File No. 18-004275 25-03262H October 24, 31, 2025

# SECOND INSERTION

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

CASE NO.: 24-CA-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 BROAD-WAY HEIGHTS SUBDIVI-SION, 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 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

# SECOND INSERTION

October 24, 31, 2025

Orlando, Florida 32801

Ph (407) 839-3383

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

MORTGAGE LOAN TRUST 2019-1, Plaintiff, v. MIDTOWN VENTURE GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al.,

OF AERO NON-PERFORMING

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, 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 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 THERE-OF, AS RECORDED IN PLAT BOOK 9, PAGE 46, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA.

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.

Plaintiff designates

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 25-03229H 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:

SECOND INSERTION 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 UN-CLAIMED, 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, email: 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 SPRINGS ADDITION, ACCORDING TO THE MAP OR

PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 6, PAGE 5,

PUBLIC RECORDS OF HILL-

SBOROUGH COUNTY, FLOR-

IDA, TOGETHER WITH 1/2

THE VACATED ALLEY ABUT-

Property Address: 8015 North

11th St, Tampa, FL 33604 ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS AS

UNCLAIMED.
THE COURT, IN ITS DISCRETION,

MAY ENLARGE THE TIME OF THE

SALE. NOTICE OF THE CHANGED

TIME OF SALE SHALL BE PUB-

If you are a person with a disability

who needs an accommodation in order

to access court facilities or participate

in a court proceeding, you are entitled,

at no cost to you, to the provision of cer-

tain assistance. To request such an ac-

commodation, please contact Court Ad-

ministration at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving a notification of

a scheduled court proceeding if the time

before the scheduled appearance is less

than 7 days. Complete the Request for

Accommodations Form and submit

to 800 E. Twiggs Street, Room 604,

Tampa, FL 33602. ADA Coordination

Help Line (813) 272-7040; Hearing

Impaired Line 1-800-955-8771; Voice

Impaired Line 1-800-955-8770.

ftlrealprop@kellevkronenberg.com

ing 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

East, for distance of 164.60 feet

to an iron rod lying on the South-

erly 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 mark-

ing 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.

pipe; thence North 04°29'55

25-03257H

Fort Lauderdale, FL 33324

Kelley Kronenberg 10360 W State Rd 84

Phone: (954) 370-9970

Fax: (954) 252-4571

/s/ Taji S. Foreman

File No: 2390.000483

October 24, 31, 2025

Taii S. Foreman

FBN: 0058606

Service E-mail:

SECOND INSERTION

LISHED AS PROVIDED HEREIN.

TING SAME ON THE EAST.

**HILLSBOROUGH COUNTY** 

# SECOND 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 WILMING-TON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPAC-ITY, 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, FLOR-IDA: 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-

LOT 2, BLOCK 56, SULPHUR

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.,

Plaintiff, vs.
JUSTIN ROBINSON; UNKNOWN

ELECTRONIC REGISTRATION

FINANCIAL NETWORK, INC:

UNITED STATES OF AMERICA,

ACTING ON BEHALF OF THE

AND URBAN DEVELOPMENT;

POSSESSION OF THE SUBJECT

NOTICE IS HEREBY GIVEN pursu-

ant 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 Plain-

tiff and JUSTIN ROBINSON; UN-

KNOWN SPOUSE OF JUSTIN ROB-

IN POSSESSION OF THE SUBJECT

UNKNOWN PERSON(S)

SECRETARY OF HOUSING

UNKNOWN PERSON(S) IN

PROPERTY,

Defendant(s)

SYSTEMS, INC., ACTING SOLELY

AS A NOMINEE FOR AMERICAN

DBA ESSEX MORTGAGE,

ROBINSON; MORTGAGE

SPOUSE OF JUSTIN

# SECOND INSERTION NOTICE OF SALE PURSUANT TO

CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 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 COUN TRY CLUB AREA UNIT 3, FOREST HILLS, ACCORD-ING 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

## 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-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 MORT-GAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFI-CATES, SERIES 2007-1, is Plaintiff and MARQUITA V. ANGLIN A/K/A MAR-QUITA 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

LOT 32, RIVER BLUFFS, AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 75, PAGE 13, OF THE PUBLIC RE-CORDS 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.

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 notifi-cation 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 proced-imiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta avuda. 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, oubven imedvatman 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, Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 PHH20820-25/sap October 24, 31, 2025 25-03255H

## SECOND 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 ASSOCIA-TION, 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 AC-COMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVER-SION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RE-CEIPT OF THIS MEDIATION CON-FERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IM-PAIRED, 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

#### 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.: 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 Judg ment 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, PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH-EAST CORNER OF SAID LOT 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 BEGIN-NING; 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`  $28^{\circ}$  EAST, A DISTANCE OF 88.33 FEET TO THE POINT OF BEGINNING.

Property Address: 710 EA-GLE LN, APOLLO BEACH, FL ANY PERSON CLAIMING

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@Howard By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com October 24, 31, 2025

# SECOND 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 WILMING-TON SAVINGS FUND SOCIETY, FSB. AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFI-CIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UN-DER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; UNKNOWN PERSON(S) IN POS-SESSION OF THE SUBJECT PROP-

ERTY: DARREL DUNCAN A/K/A DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARREL DUNCAN A/K/A DAR-RELL DUNCAN A/K/A DARRYL DUNCAN; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CI-TIBANK, N.A. /THE HOME DEPOT: TANGLEWOOD PRESERVE HOME-OWNER'S ASSOCIATION, INC.; AMERICAN HOMES 4 RENT PROP-ERTIES 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 TAN-GLEWOOD PRESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGE(S) 254, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to

25-03270H

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

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 mark-

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

PROPERTY; MORTGAGE ELECTRONIC REGISTRATION SYSalso being the Northerly bound-TEMS, INC., ACTING SOLELY AS A NOMINEE FOR AMERICAN FIary of Lot 24, a distance of 50.40 feet to the Point of Beginning. Together with 1993 Mobile NANCIAL NETWORK, INC; UNIT-ED STATES OF AMERICA, ACTING Home, Vin # 57620280AF and ON BEHALF OF THE SECRETARY 57620280BF OF HOUSING AND URBAN DE-Any person claiming an interest in the VELOPMENT; are defendants. VICsurplus from the sale, if any, other than TOR CRIST, the Clerk of the Circuit the property owner as of the date of the Court, will sell to the highest and best lis pendens must file a claim before the bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH. Clerk reports the surplus as unclaimed. This notice is provided pursuant to REALFORECLOSE.COM, at 10:00 Administrative Order No. 2.065. If A.M., on November 12, 2025, the folyou are a person with a disability who lowing described property as set forth needs any accommodation in order in said Final Judgment, to wit: to participate in this proceeding, you SEE EXHIBIT A 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 7days; 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

Designated service email:

File No.: 25-00342 ESX

October 24, 31, 2025

V6.20190626

Telefacsimile: (954) 382-5380

notice@kahaneandassociates.com

25-03237H

# --- ACTIONS ---

#### SECOND 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 COUN-TY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 Heln 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

#### SECOND 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

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 DECLA-RATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 17182, PAGE(S) 78, OF THE PUBLIC RECORDS OF HILLS-BOROUGH COUNTY, FLORI-DA, 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

# SECOND INSERTION

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

CIVIL DIVISION CASE NO.: 25-CA-007637 DIV: K LAKEVIEW LOAN SERVICING,

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 RE-CORDED IN PLAT BOOK 140, PAGE(S) 251 THROUGH 257. OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 11/26/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSI-NESS OBSERVER) and file the origi-

nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

# SECOND 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.,

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

905 E Hanna Ave.

Defendants.

Tampa, FL 33604 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hills-

Unknown Spouse of Ellen Jackson

borough 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,

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

# SECOND 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, 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 1/2of 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,

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

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

# SECOND 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,

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 CARO-LYN BRYANT A/K/A CARO-LYN ANN BRYANT A/K/A CAROLYN GORDON BRYANT, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN IN-TEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESI-DENCE 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 RE-CORDS 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,

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

# SECOND 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, 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 Foreclo-

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

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 UN-CLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SHRPLHS

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

NOTICE OF ACTION

CLAIMING A RIGHT TO FUNDS

# SECOND INSERTION

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,

THE NORTH 204 FEET OF TRACT 489 FIRST EXTEN-SION 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, ACCORD-

ING 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

ALDRIDGE PITE, LLP, Plaintiff's attorney 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1133-3681B

As Deputy Clerk

Ref# 12850 October 24, 31, 2025 25-03290H 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-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 fol-

lowing described property: LOT 7 AND THE EAST 20 FEET OF LOT 8, BLOCK 52, JOHN H. DREW'S FIRST EX-TENSION 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 AL-LEY 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 BUSI-NESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de-

fault will be entered against you for the relief demanded in the complaint.

If you are a person with a disability ho 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

# HILLSBOROUGH COUNTY

## SECOND 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, 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 POSSESSION OF THE PROPERTY Last Known Address 3605 Patina Dr

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

Tampa, FL 33619

the following described property: LOT 15, BLOCK 10, SUGAR-CREEK 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

# SECOND 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 ABUELENEN A/K/A AHMED MOHAMMAD ABUELE-NEN A/K/A AHMED M. ABUELE-NEN AND ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY. THROUGH, UNDER, OR AGAINST THE ABOVE NAMED INDIVIDU-AL DEFENDANT WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTH-ER 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 re-corded 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.comand 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

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.comStearns 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

# --- ACTIONS / ESTATE / PUBLIC SALES ---

SECOND INSERTION

# NOTICE TO CREDITORS

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

PROBATE DIVISION Case No.: 25-CP-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 HILL-SBOROUGH 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is October 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 25-03241H October 24, 31, 2025

## SECOND 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 Villadiego, Susan Unit 3097

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

#### SECOND INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via 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

#### THIRD INSERTION

#### NOTICE OF PUBLIC HEARING

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

> DATE: TIME: LOCATION:

#### November 12, 2025 9:00 a.m.

A public hearing before the Board of County Commissioners of Hillsborough County on the application will be held on November 12, 2025, at 9:00 A.M. at the Frederick B. Karl County Center, 2nd Floor Board Room, 601 E Kennedy Boulevard, Tampa, Florida 33602. Participation in this public hearing is available in person at the Frederick B. Karl County Center or through communications media technology, as described in the "About the Hearing" 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 HILLS-BOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; AMENDING THE BOUNDARIES OF THE BALM GROVE COMMUNITY DEVELOP-MENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT: PRO-VIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 22-20 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PRO-VIDING AN EFFECTIVE DATE.

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

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

# ABOUT THE HEARING

Vou may attend this public h at the Frederick R. Karl County Cente 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 Public comments offered using communications media technology will be afforded equal consideration as if the public comments were provided in person.

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

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

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

The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings

ou may e-mail hearings@hcflgov.net or call (813) 307-4739

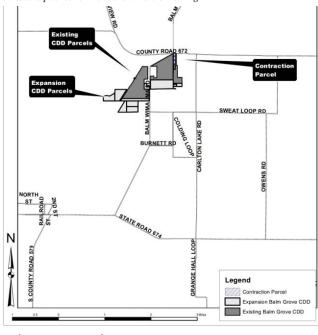
YouTube link.

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

If you have any questions or need additional information for providing public input

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

#### NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

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

CASE NO.: 25-DR-009423, Division: D EDRICK J. CORTORREAL, PETITIONER AND

VICKY LOZANO, RESPONDENT. TO: VICKY LOZANO, 6538 Collins

Ave #620, Miami Beach, FL 33141. YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your writ-

ten defenses, if any, to it on EDRICK J. CORTORREAL, whose address is 1245 Avonwood Ct, Lutz, FL 33559, on or before 11/12/2025, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. This action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of the real property, a specific description of personal property, and the name of the county in Florida where the property is located}. Copies of all documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon

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

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

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

commodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED: 10/7/2025,

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

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

25-03154H