

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	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. October 31, 202525-03364H	Fictitious Name Notice Notice is hereby given that SOCIAL LEAF LLC, OWNER, desiring to engage in business under the fictitious name of TRULAB LABORATORY located at 3304 MORAN ROAD, TAMPA, FLORIDA 33618 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. October 31, 202525-03363H

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SILVER DOLLAR DELI located at 4330 N. 40TH ST. in the City of TAMPA, 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, 2025. SILVER DOLLAR DELI LLC YAHIA SUID October 31, 202525-03318H	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, 202525-03374H

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, 202525-03378H

FIRST INSERTION
REQUEST FOR PROPOSAL REROOFING 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 project scope. 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 Proposer on the outside of the package and shall clearly identify the project. Proposals may be delivered using FedEx, UPS or other similar carrier or hand-delivered. 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 6:00 p.m. 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, 202525-03377H

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 subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold: I0005 - Shirnell Gabriel I0016 - Brian Isaac Libman Silverman K0008 - Shauntice Wallace W0004 - Antionette Watson M0012 - Donna Marie Dacey N0008 - Yan Luis Barales Gonzalez Fune A0012 - Alyssa Kaye Delva Oct. 31; Nov. 7, 202525-03329H

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 community 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 wyynnmerewestddd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. 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 based. Richard McGrath, District Manager Governmental Management Services – Tampa, LLC October 31, 202525-03316H

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 identification 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. Oct 31.; Nov. 7, 202525-03393H

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, Florida. Dated this 23rd day of October, 2025. WOODBURY ENTERPRISES LLC October 31, 202525-03334H

FIRST INSERTION
NOTICE OF PUBLIC SALE: Tampa Bay Auto Experts, INC (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 5TEPM62N3Z2I01356 2002 TOYT TK 5XYZUDLA2EG218840 2014 HYUNDAI SANTA FE SPORT JTDKN3DU5A1I21157 2010 TOYOTA PRIUS JM3KE4DY7F0444056 2015 MAZDA CX-5 KMHTC6AE6DU173145 2013 HYUN VELOSTER 1J4BA3H19AL211809 2010 JEEP WRANGLER UNLIMITED SPORT October 31, 202525-03356H

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, DRESSERS, 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; Lammonit, Diana BAGS, BOXES, FAN,TV, PAPER TOWELS, TOILET PAPER, MISC ITEMS; Murray, Efia SUITCASES, BAGS, BOXES, DOOR MIRROR, END TABLE, POTS AND PANS, FLAT SCREEN TV, TOTES, CLOTHES, KIDS TRICYCLE, MISC ITEMS; Hilery, Shari GATEWAY MONITOR, CLEANING SUPPLIES, 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, 202525-03327H

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, Johana Peladio Gabriel King and Ana Aurora Polanco-Cepin. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000. Oct 31.; Nov. 7, 202525-03394H

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, 202525-03317H

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 CAD1 6555.69/ 1FT8W2BN7REC08849 2024 FORD 5123.77/ 1F64F5KN9LOA14766 2020 FORD 13460.90 TEL:813-697-1791 MV: MV-111599 LOCATION: 13950 N FLORIDA AVE TAMPA, FL 33613/ October 31, 202525-03339H

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 hindrance 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 District Manager October 31, 202525-03344H

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 TAMPA, Hillsborough County, FL 33606 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 28th day of October, 2025. ARTSIPHARTSI, LLC October 31, 202525-03389H

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, 2025. CF Westshore Master Tenant, LLC October 31, 202525-03319H

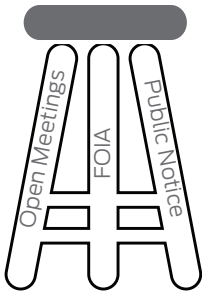
FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Flamingo & Fog Press located at 20006 Umbria Hill Dr, in the County of Hillsborough, in the City of Tampa, Florida 33647 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 25th day of October, 2025. Darin Hartley October 31, 202525-03357H

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, 202525-03379H

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 C101 - Jorge Martinez D505 - Fred Young 2076 - Celena Moody 2129 - william morris D514 - Ernesto Darias 3134 - Craig Anthony Brandon E504 - William Drayton 1100 - Noemi Vasquez C106 - Noemi Vasquez 1056 - Paula Falero 3097 - Kimone Fung 1136 - Cindy Hernandez 1055 - Justin Jaquierous Frazier 3036 - Eron Roshad Reid 3202 - Nicholas Jeske 3019 - Brandy Howard Oct. 31; Nov. 7, 202525-03328H

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**



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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

SALES / ESTATE ---

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-003693
Division: Probate
IN RE: ESTATE OF Linda Tatum Harrison, 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

THE FIRST PUBLICATION OF THIS NOTICE.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 Court,
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 Ste 106
Bradenton, FL 34210
Telephone: +18889735043
E-Mail: hello@langhall.legal
Oct. 31; Nov. 7, 2025 25-03391H

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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 RECORDED IN PLAT BOOK 93, PAGE (S) 29-1 THROUGH 29-5, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 18229 PORTSIDE ST, TAMPA, FL 33647

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA 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 2.516
eservice@decubaslewis.com
25-01600
Oct. 31; Nov. 7, 2025 25-03340H

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 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 PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

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

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

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

The date of first publication of this notice is October 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.com
Florida Bar No. 0415332
Oct. 31; Nov. 7, 2025 25-03362H

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 unmaturred, 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 PUBLICATION 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 unmaturred, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER 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

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

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

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

The date of first publication of this notice is October 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@TheCurranLawFirm.com
Secondary E-Mail: cynthia@flestateparalegal.com
Oct. 31; Nov. 7, 2025 25-03343H

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 Hillsborough 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 addresses of the Co-Personal Representatives 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 WITHIN 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 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.

Co-Personal Representatives:
JENNIFER L. HOLLINS
CONNIE A. LONG
Attorney for Personal Representative: Stacy Strohauser Son, Esquire
STROHAUSER 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

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 PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

demands against the decedent's estate must file their claims WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is October 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL E 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:
Howard Lane Hay
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
Oct. 31; Nov. 7, 2025 25-03376H

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 Hillsborough 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 addresses of the Co-Personal Representatives 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 WITHIN 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 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.

Co-Personal Representatives:
JENNIFER L. HOLLINS
CONNIE A. LONG
Attorney for Personal Representative: Stacy Strohauser Son, Esquire
STROHAUSER 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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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/20/2006_V24

SALES

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.		
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. 19-CA-011399 Wells Fargo Bank, N.A., Plaintiff, vs. LUZ A. GONZALEZ, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-011399 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and LUZ A. GONZALEZ; PABLO R. GONZALEZ RIVERA; VISTA PALMS CLUBHOUSE, LLC; VISTA PALMS COMMUNITY ASSOCIATION, INC.; LVNV FUNDING LLC; UNKNOWN TENANT whose name is fictitious to account for parties in possession are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 29th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 6, BLOCK 24, SUNSHINE VILLAGE PHASES 1A-1/1B-1/1C, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 223, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.		
FIRST INSERTION		
TAX ID: 078932-0132 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org Dated this 28th day of October, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDoes@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 20-F01485 Oct. 31; Nov. 7, 2025 25-03383H		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 24-CA-000850 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 MORTGAGE 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 bidder 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 AS RECORDED IN PLAT BOOK 137, PAGES 58, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. 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		
FIRST INSERTION		
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 FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA 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 28 day of October, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /S/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-138112 - ErS Oct. 31; Nov. 7, 2025 25-03387H		

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, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 92, PAGE 87, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PIN: U-21-30-20-5ZS-000012-00025.0 Folio: 076720-2330		
FIRST INSERTION		
Address: 9404 Laurel Ledge Dr., Riverview, FL 33569 including the building, appurtenances, and fixtures located therein, 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		

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 23-CA-013557A Division C RESIDENTIAL FORECLOSURE Section I US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST 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 ASSOCIATION, INC., et al., Defendants. 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 NORTHDALE GOLF CLUB, SECTION D, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 70, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 4608 AP-		
FIRST INSERTION		
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 Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on November 18, 2025 at 10:00 AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated: October 22, 2025 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 Oct. 31; Nov. 7, 2025 25-03331H		

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-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 HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com		
FIRST INSERTION		
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 COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 22nd 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/ Zachary Ullman Digitally signed by Zachary Ullman Date: 2025.10.22 12:50:40 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1703-002B Oct. 31; Nov. 7, 2025 25-03342H		

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 Court 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, Florida. 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		
FIRST INSERTION		
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 as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated this 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 Oct. 31; Nov. 7, 2025 25-03338H		

FIRST INSERTION		
NOTICE OF SALE 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 SUNSHINE 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: 17029 PEACEFUL VALLEY DR, WIMAUMA, FL 33598 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF		
FIRST INSERTION		
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. 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 Oct. 31; Nov. 7, 2025 25-03366H		

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 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-		
FIRST INSERTION		
ing described property as set forth in said Final Judgment, to-wit: LOT(S) 4, BLOCK 13 OF WESTCHASE, SECTION 307 AS RECORDED IN PLAT BOOK 85, PAGE 37, ET SEQ., 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 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 FCO1 WEQ Oct. 31; Nov. 7, 2025 25-03368H		

---ACTIONS / SALES---		
FIRST INSERTION	FIRST INSERTION	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, INC., 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 CONDOMINIUM 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, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF THE VINEYARD CONDOMINIUM, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 4154, PAGE 1090, AND AMENDMENTS THERETO, AND THE PLAT THEREOF recorded in CONDOMINIUM Plat Book 6, Page 7, Public Records of HILLSBOROUGH County, Florida. PARCEL ID NO.: A-20-29-18-	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 notification 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/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholas T. Pizanias, Florida Bar No. 118857 10129-056 Oct. 31; Nov. 7, 2025 25-03390H	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13th JUDICIAL 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, VA 22824 550 TUMBLEBROOK, UNIVERSAL CITY, TX 78148 8231 FOXCROSS DR, SPRING BRANCH, TX 78070 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 TUSCANY BAY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE(S) 108 THROUGH 115, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
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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 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. HAWKS POINT WEST HOMEOWNERS ASSOCIATION, INC., et al. et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 09, 2025, and entered in 23-CA-011689 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and HAWKS POINT WEST HOMEOWNERS ASSOCIATION, INC.; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, 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 MOBLEY 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 THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 231, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 1511 HARBOUR BLUE 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 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 28 day of October, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-048778 - ErS Oct. 31; Nov. 7, 2025 25-03386H	LESS THE WEST 45.67 FEET THEREOF. Property Address: 3006 W JULIA 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, e-mail: 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, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 24-255116 - ErS Oct. 31; Nov. 7, 2025 25-03388H

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION Case #: 22-CA-004503 DIVISION: A JP MORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, -vs.- Manhattan Palms Association One, LLC; Hillsborough Realty 22 Trust; Mitchell S. Sprague a/k/a Mitchell Sprague; Barbara L. Sprague a/k/a Barbara Sprague; Lakeside Community Owners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22-CA-004503 of the Circuit	Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff and Manhattan Palms Association One, LLC 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 1, 2025, the following described property as set forth in said Final Judgment, to-wit: LOT 111 OF LAKESIDE TRACT A1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 24, 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 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 22-326633 FC01 CGG Oct. 31; Nov. 7, 2025 25-03326H

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RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 22-CA-006611 NEWREZ LLC D/B/A 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-	WANDA HODGES; MILTON PATTERSON; UNKNOWN SPOUSE OF MILTON PATTERSON; HARVEST 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 at 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 RECORDED IN PLAT BOOK 109, PAGE 78 THROUGH 84 OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 8442 WHITE POPLAR DR, RIVERVIEW, FL 33578 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE	CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. Dated this 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 2.516 service@delucalawgroup.com 22-05236-1 Oct. 31; Nov. 7, 2025 25-03382H

ACTIONS / TAX DEEDS ---

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, DEWISEES, 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, deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida: PARCEL "B" FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP	28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA. THENCE PROCEED 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 DISTANCE 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 EXISTING RIGHT OF WAY ON THE NORTH SIDE FOR BEAUCHAMP ROAD. TOGETHER WITH A 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 ALDRIDGE PITE, LLP, Plaintiff's attorney,	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.: 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 Gabrielle 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.: 0069210100 File No.: 2025-848 Certificate No.: 2023 / 1110 Year of Issuance: 2023 Description of Property: PLOUFF SUBDIVISION 3RD ADDITION LOT 9 PLAT BK / PG: 31 / 36 SEC - TWP - RGE: 35 - 28 - 17 Name(s) in which assessed: CORPORATE INVESTMENTS LLC 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 Gabrielle Stewart, Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-03350H	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 Gabrielle 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.: 0190006546 File No.: 2025-853 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 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 Gabrielle Stewart, Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-03346H
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 1/4 OF 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	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. 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 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 HOMEOWNERS 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 LLEGAL: 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-	TION 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, 2025. Victor D. Crist Clerk of the Court (SEAL) by: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Brenton J. Ross, Esq. 5550 W. Executive Drive, Suite 250 Tampa, FL 33609 Oct. 31; Nov. 7, 2025 25-03375H	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-008298 NATIONSTAR MORTGAGE LLC Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, 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, BENEFICIARIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES 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: UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 1, BLOCK 7, FLRST ADDITION TO WEST RIVERSIDE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written		
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	Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabrielle Stewart, Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-03347H	Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabrielle Stewart, Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-03347H	Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabrielle Stewart, Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-03347H	Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabrielle Stewart, Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-03347H		
Business Observer	Business Observer	Business Observer	Business Observer	Business Observer		
SUBSCRIBE TO THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com Business Observer						

--- 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.: 25-CA-007244 TH MSR HOLDINGS LLC, Plaintiff, vs. JESSICA BOYD; et al, Defendants. TO: JESSICA BOYD; 11436 DRIFTING LEAF DR RIVERVIEW, FL 33579 UNKNOWN SPOUSE JESSICA BOYD; 11436 DRIFTING LEAF DR RIVERVIEW, FL 33579 MEGAN L. MCGLOVER; 2402 LEXINGTON 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 121, PAGE(S) 95, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Also known as 11436 DRIFTING LEAF DR, RIVERVIEW, FL 33579. 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 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, 202525-03354H

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., Defendants. TO: ANWAR YENNES; 18106 EMERALD 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, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3809, PAGE 886 AND THE MAP OR PLAT THEREOF AS RECORDED IN BOOK 3, PAGE 45, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMNETS APPURTENANT THERETO. Also known as 7529 PITCH PINE CIRCLE, TAMPA, FL 33617. 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 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, 202525-03370H

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: UNKNOWN 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: UNKNOWN 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 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 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 25-06767 Oct. 31; Nov. 7, 202525-03380H

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, BENEFICIARIES, 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, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. TO: 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 foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: THE FOLLOWING DESCRIBED LAND SITUATE, LYING AND BEING IN THE	COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, TO WIT: THE NORTH 70 FEET OF LOT 3 BLOCK 5 OF CENTRAL PARK ACCORDING TO THE, MAP OR PLAT 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 written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 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 PUBLISHED 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, 202525-03322H

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, 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 (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, HILLSBOROUGH 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 boundary 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 HILLSBOROUGH 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 complaint. 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, 202525-03321H

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 /v. RZAEV, VLADIMIR The object of this suit is to: CUSTODY/VISITATION	It is ORDERED that RZAEV, VLADIMIR 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 CLERK CC: Mother Counsel 10/17/25 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-	tion. 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 pleadings. Dated: 10/22/2025 CLERK OF THE CIRCUIT COURT (SEAL) By: Teresa Jordan Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-03315H

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 BBPLCI, 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, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST 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 ELEANOR MCGEE UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ELOISE ANTHONY A/K/A ELOUISE ANTHONY UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST 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 INTEREST IN THE ESTATE OF BEN HILL WILLIAMS UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,	CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTORIA HARRIS UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WELTON 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 foreclose a mortgage on the following property located in Hillsborough County, Florida: LOT 15, BLOCK 1, OF WOODLAWN PARK SUBDIVISION REVISED, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, including the buildings, appurtenances, 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 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 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, 202525-03335H

--- 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 141, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH 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, 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 13, 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 Oct. 31; Nov. 7, 2025 25-03385H

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-003950 DIV: D U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. 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 foreclose a mortgage on the following property located in Hillsborough County, Florida: LOT 7, BLOCK 14, BROADMOOR PARK REVISED PLAT, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 21, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA including the buildings, appurtenances, and fixture located thereon. Property Address: 3912 W 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 CT, 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

--- PUBLIC SALES ---

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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 October 31, 2025 25-03358H	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 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 Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of October, 2025. Willie lee General executor October 31, 2025 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, INC., Plaintiff, v. BERNARD K. JONES, UNKNOWN TENANT #1, UNKNOWN TENANT #2, Defendants. Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor D. Crist, will sell the property situated in Hillsborough County, Florida, described as: Lot 10, Block 1, CROSS CREEK PARCEL "K" Phase 1D, according to the map or plat thereof, as recorded in Plat Book 89, Page 51, of the Public Records of Hillsborough County, Florida. at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 1st day of December, 2025. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this 16 day of October 2025. FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #12798 Primary: bross@frpalegal.com Secondary: jclaudio@frpalegal.com 5550 W. Executive Drive, Ste 250 Tampa, Florida 33609 (813) 286-0888 \ (813) 286-0111 (FAX) Attorneys for Plaintiff October 24, 31, 2025 25-03239H

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 PRESERVE ASSOCIATION, INC., Plaintiff, v. JAMES HERBERT AND ANALIE Y. HERBERT, UNKNOWN TENANT #1, UNKNOWN TENANT #2, Defendants. Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor D. Crist, will sell the property situated in Hillsborough County, Florida, described as: Lot 13 Block 2, LIVE OAK PRESERVE PHASE 1A, according to the map or plat thereof recorded in Plat Book 95, Page 40, in the Public Records of Hillsborough County, Florida. Commonly referred to as: 9015 Cormorant Court, Tampa, Florida 33618. at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 21st day of November, 2025. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this 16 day of October 2025. FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #12798 Primary: bross@frpalegal.com Secondary: jclaudio@frpalegal.com 5550 W. Executive Drive, Ste 250 Tampa, Florida 33609 (813) 286-0888 \ (813) 286-0111 (FAX) Attorneys for Plaintiff October 24, 31, 2025 25-03240H

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 24-CA-000784 DIV B AMUR EQUIPMENT FINANCE, Inc. a Nebraska corporation, Plaintiff, vs. ICEMAN'S TRANSPORTATION LLC and JONATHAN MICHAEL CRETELLA, Defendants. TO: ICEMAN'S TRANSPORTATION LLC, 1514 White Hawk Trail, Lutz FL 33549; JONATHAN MICHAEL CRETELLA, 22616 Willow Lakes Drive, Lutz, FL 33549; YOU ARE NOTIFIED that an action for Breach of Equipment Finance Agreements (Iceman's Transportation, LLC) and Breach of Guaranty (Jonathan Michael Cretella) has been filed against you in Hillsborough County, Florida for the amount of \$194,492.41, plus interest accruing at the contract rate of 18% per annum from January 1, 2023. A complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Anthony Aragona, Esq., the Plaintiff's attorney, whose address is 1036 Grove Park Circle, Boynton Beach, FL 33436, on or before November 3, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. This notice shall be published once a week for two consecutive weeks in the Business Observer. WITNESS my hand and the seal of Court in Hillsborough County, Florida on this 26 day of September, 2025. VICTOR CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: JENNIFER TAYLOR DEPUTY CLERK Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Attorney for Plaintiff: Anthony J. Aragona, III Anthony J. Aragona III, P.A. 1036 Grove Park Cir. Boynton Beach, FL 33436 Telephone: (561) 649-1790 Email: anthony.aragona@att.net Oct. 10, 17, 24, 31, 2025 25-03076H	
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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 FS. 715.109: A 1979 CELT mobile home bearing vehicle identification numbers KBFLSNA943410 and KBFLSNB943410, and all personal items located inside the mobile home. Last Tenant: Edgar Wilford Newberry a/k/a Ed Newberry. Sale to be held at: Country Villa Estates MHC, 1800 Amberwood Drive, Riverview, Florida 33578, (813-689-3809). October 24, 31, 2025 25-03314H

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

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

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions 813-344-7390 October 24, 31, 2025	25-03230H
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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, and VILMA JEANNETTE SIVLEY, Respondent/Wife. VILMA JEANNETTE SIVLEY Last known address: 460 W. 92nd Street Los Angeles, CA 90003 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JOHN CHARLES SIVLEY, c/o Bryan Preti., Esq., whose address is Florida Law Advisors, P.A., 1120 E. Kennedy Blvd., Unit 231, Tampa, FL 33602, service@floridalegaladvice.com. on or before 11/12/2025, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: Automobiles, property in each spouses possession, leased homes. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated: 10/7/2025 VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: JENNIFER TAYLOR Deputy Clerk JOHN CHARLES SIVLEY, 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	
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--- SALES / ESTATE ---

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003574 Division A IN RE: ESTATE OF JACK CHARLES BOLEN a/k/a JACK C. BOLEN, Deceased. The administration of the estate of JACK CHARLES BOLEN a/k/a JACK C. BOLEN, deceased, whose date of death was September 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS
NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 24, 2025. ROBERT CHARLES BOLEN Personal Representative 2300 Jessica Lane Kissimmee, FL 34744 ROBERT D. HINES, ESQ. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: mgreco@hnh-law.com October 24, 31, 2025 25-03299H

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death
by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 24, 2025. Personal Representative: Carla Ann Coleman 910 N Negley Ave., Pittsburgh, PA 15206 Attorney for Personal Representative: Joel Ledezma, Attorney Florida Bar Number: 1049237 BEIGHLEY MYRICK UDELL + ZEICHMAN, PA 2385 Executive Center Drive Suite 300 Boca Raton, FL 33431 Telephone: (561) 549-9036 Fax: (561) 491-5509 E-Mail: jledezma@bmulaw.com Secondary E-Mail: notice66@bmulaw.com October 24, 31, 2025 25-03312H

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, Plaintiff, vs. TERESA GAFFNEY SUSSMAN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 10, 2025, and entered in 21-CA-003619 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2002-2, ASSET-BACKED CERTIFICATES, SERIES 2002-2 is the Plaintiff and DOV SUSSMAN; TERESA GAFFNEY SUSSMAN; STATE OF FLORIDA DEPARTMENT OF REVENUE; CLERK OF COURT OF HILLSBOROUGH COUNTY, FL; CITY OF TAMPA, FL; LINCOLN NATIONAL LIFE INSURANCE COMPANY are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 10, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 13, BLOCK 87, PALMA CEIA PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 58 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. The Property Address is: 3507 SAN LUIS STREET, TAMPA,
206 FLORIDA 33626 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.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: fmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 21-019257 - NaC October 24, 31, 2025 25-03297H

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 SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent
and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 24, 2025. Personal Representative: PETER J. NANULA 3410 Jackson St. San Francisco, CA 94118 Attorney for Personal Representative: Michael L. Severe, Esq. Tampa Law Group, P.A. Florida Bar Number: 102833 15310 Amberly Dr. Tampa, Florida 33647 Telephone: (813) 384-3387 E-mail: michael@mytampalawgroup.com October 24, 31, 2025 25-03313H

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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with the court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS
NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is OCTOBER 24, 2025. Personal Representative Name: FRED CANTU Address: 1916 Sparkman Rd., Plant City, FL 33566 Attorney for Personal Representative Charles S. White, Esq., or 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, Plaintiff, vs. VERONICA O. NELSON A/K/A VERONICA NELSON AND DEBRA O. PORTER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 09, 2025, and entered in 24-CA-002006 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON AS CO-TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSET TRUST 2010-1 is the Plaintiff and VERONICA O. NELSON A/K/A VERONICA NELSON; DEBRA O. PORTER; UNKNOWN SPOUSE OF VERONICA O. NELSON A/K/A VERONICA NELSON; UNKNOWN SPOUSE OF DEBRA O. PORTER; UNKNOWN TRUSTEE OF THE MAGNOLIA GREENS TRUST; UNKNOWN BENEFICIARIES OF THE MAGNOLIA GREENS TRUST; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AQUA FINANCE, INC. are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 12, 2025, the following described property as set forth in said Final Judgment, to wit: BEGINNING AT A POINT 356 FEET EAST AND 25 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 19 EAST, RUN THENCE WEST 119 FEET, THENCE SOUTH 92 FEET, THENCE EAST 118
FEET AND NORTH 92 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA. Property Address: 3801 EAST OSBORNE AVE, TAMPA, FL 33610. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 21 day of October, 2025. By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com 22-048477 - ErS October 24, 31, 2025 25-03296H

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 RECORDED IN PLAT BOOK 55, PAGES 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 4604 RIDGE PT DR., TAMPA, FL 33624 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Joe Hynes, Esq. FL Bar No.: 188654 Jimmy Edwards, Esq. FL Bar No.: 81855 fcpleadings@ghidottiberger.com October 24, 31, 2025 25-03286H

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: October 24, 2025. Kevin Meads KEVIN MEADS Personal Representative 19715 Winding Creek Drive Spring Hill, FL 34610 Carol Meads CAROL MEADS Personal Representative 19715 Winding Creek Drive Spring Hill, FL 34610 TIFFANI N. BROWN LAW, PLLC /s/ Tiffani N. Brown TIFFANI N. BROWN, ESQ. Florida Bar No. 1008812 Tiffani N. Brown Law, PLLC 12574 Flagler Center Blvd. Suite 101 Jacksonville, FL 32258 Phone: (850) 312-1323 Fax: (850) 213-6504 tbrown@tnbrownlaw.com service@tnbrownlaw.com Attorneys for Personal Representative October 24, 31, 2025 25-03308H
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 specified under s. 732.2211. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: October 24, 2025. Kevin Meads KEVIN MEADS Personal Representative 19715 Winding Creek Drive Spring Hill, FL 34610 TIFFANI N. BROWN LAW, PLLC /s/ Tiffani N. Brown TIFFANI N. BROWN, ESQ. Florida Bar No. 1008812 Tiffani N. Brown Law, PLLC 12574 Flagler Center Blvd. Suite 101 Jacksonville, FL 32258 Phone: (850) 312-1323 Fax: (850) 213-6504 tbrown@tnbrownlaw.com service@tnbrownlaw.com Attorneys for Personal Representative October 24, 31, 2025 25-03308H

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 BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1, Plaintiff, v. TARYA A. TRIBBLE, ET AL., Defendant. NOTICE IS HEREBY GIVEN pursuant to an Order dated October 9, 2025 entered in Civil Case No. 11-CA-015966 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1, Plaintiff and TARYA A. TRIBBLE, ET AL. are defendants, Victor D. Crist, Clerk of Court, will sell the property www.hillsborough.realforeclose.com beginning at 10:00 AM on December 9, 2025 the following described property as set forth in said Final Judgment, to-wit: LOT 26, BLOCK 1, LAKE ST. CHARLES, UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 11-1 THROUGH 11-4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA Property Address: 6940 Free-
port Road, Riverview, FL 33569 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 /s/ Jordan Wainstein Jordan Wainstein FBN: 1039538 Service E-mail: fltrealprop@kelleykronenberg.com File No: M140368 October 24, 31, 2025 25-03260H

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, is pending in the Circuit Court for Hillsborough County, Florida, PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa, FL 33601.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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

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

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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

Personal Representative:
Courtland Gee
16647 Kingman Reef St
Wimauma, FL 33598
Attorney for Personal Representative:
Cheyenne Whitfield Esq.
10150 Highland Manor Drive,
Suite 200
Tampa, Fl 33610
(813)230-3359
Whitfield Law LLC
Cheyenne@cweeq.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 HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE 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 Rice,
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
October 24, 31, 2025 25-03288H

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 below.

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

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

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

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

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

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

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

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-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 Stat-
utes, on December 09, 2025, at elec-
tronic 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 for
Enforcement of Assignment of Rents,
to wit:
LOT 9, BLOCK 7, WESTCHASE
SECTION 110, A SUBDIVI-

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

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

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

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

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

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

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

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 Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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,
to wit:
Lot 17, Block 11, Tilsen Manor,
according to the map or plat
thereof as recorded in Plat Book
32, Page 100, Public Records of
Hillsborough County, Florida.
Property address: 1916 Marvy
Avenue, Tampa, FL 33612
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens, must file a claim before the
clerk reports the surplus as unclaimed.
Pursuant to the Fla. R. Jud.
Admin. 2.516, the above signed
counsel for Plaintiff designates
attorney@padgettlawgroup.com as its
primary e-mail address for service, in
the above styled matter, of all pleadings
and documents required to be served on
the parties.
AMERICANS WITH DISABIL-
ITY ACT: IF YOU ARE A PERSON

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

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

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 Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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,
to wit:
Lot 17, Block 11, Tilsen Manor,
according to the map or plat
thereof as recorded in Plat Book
32, Page 100, Public Records of
Hillsborough County, Florida.
Property address: 1916 Marvy
Avenue, Tampa, FL 33612
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens, must file a claim before the
clerk reports the surplus as unclaimed.
Pursuant to the Fla. R. Jud.
Admin. 2.516, the above signed
counsel for Plaintiff designates
attorney@padgettlawgroup.com as its
primary e-mail address for service, in
the above styled matter, of all pleadings
and documents required to be served on
the parties.
AMERICANS WITH DISABIL-
ITY ACT: IF YOU ARE A PERSON

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

---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 PETI- TION 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 case, including orders, are available at		
the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Cir- cuit Court's office notified of your cur- rent address. Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re- quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ- ing 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 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. 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		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-016700 TRUIST BANK, as successor by merger to SUNTRUST BANK, Plaintiff, vs. RICHARD A. BRENNER, UNKNOWN SPOUSE OF RICHARD A. BRENNER, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, CITY OF TAMPA, FLORIDA, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or against any Defendant, or claiming any right, title, and interest in the subject property, Defendants. NOTICE is hereby given pursuant to the Amended Uniform Final Judg- ment 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 Defen- dants, 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, begin- ning at 10:00 o'clock A.M. on the 2nd day of February, 2026 the following described property as set forth in said Amened Uniform Final Judgment of Foreclosure, to-wit: Property Address: 3109 W Barcelona St, Tampa, FL 33629 Property Description: The East 1/2 of Lot 15, LESS the North 21.3 feet and Lot 16, Block 41, PALMA CEIA PARK, 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 who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordina- tor, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711. /s/ Arthur Barksdale John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Arthur Barksdale Florida Bar No.: 0040628 Rebecca Blechman Florida Bar No.: 0121474 Nelson Crespo Florida Bar No.: 0121499 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eryn M. McConnell Florida Bar No.: 0018858 Shelby Pfannerstill Florida Bar No.: 1058704 Toby Snively Florida Bar No.: 0125998 DI MASI BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: jdlaw@orlando-law.com Attorneys for Plaintiff October 24, 31, 2025 25-03235H		
SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 18-CA-009192 LENNAR MORTGAGE, LLC F/K/A EAGLE HOME MORTGAGE, LLC F/K/A UNIVERSAL AMERICAN MORTGAGE COMPANY LLC Plaintiff(s), vs. THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF STERLING SMITH, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; et al., Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 15, 2025 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of November, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 84, OF HAWKS POINT PHASE S-1, ACCORDING TO THE PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 122, PAGE 3, OF THE PUBLIC RE- CORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 2370 Dovesong Trace Drive, Ruskin, FL 33570 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates		
attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. AMERICANS WITH 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 IM- PAIRED: 1-800-955-8771; VOICE IM- PAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG. Respectfully submitted, /s/ Betsy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 18-004275-1 October 24, 31, 2025 25-03262H		
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 Fore- closure, 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 Plain- tiff, 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 Novem- ber, 2025 the following described prop- erty as set forth in said Uniform Final Judgment of Foreclosure, to-wit: Property Address: 413 Mag- nolia 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 unclaimed. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Co- ordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this noti- fication if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Arthur Barksdale John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Arthur Barksdale Florida Bar No.: 0040628 Rebecca Blechman Florida Bar No.: 0121474 Nelson Crespo Florida Bar No.: 0121499 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eryn M. McConnell Florida Bar No.: 0018858 Shelby Pfannerstill Florida Bar No.: 1058704 Toby Snively Florida Bar No.: 0125998 DI MASI BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: jdlaw@orlando-law.com Attorneys for Plaintiff October 24, 31, 2025 25-03234H		
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-008153 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF AERO NON-PERFORMING MORTGAGE LOAN TRUST 2019-1, Plaintiff, v. MIDTOWN VENTURE GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated April 23, 2025 and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated October 15, 2025, issued in and for Hillsborough County, Florida, in Case No. 24-CA-008153 , wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF AERO NON-PERFORMING MORTGAGE LOAN TRUST 2019- 1 is the Plaintiff, and MIDTOWN		
VENTURE GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, M&H FLIPPINGI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MARMAX 1208, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CHRISTOPHER CRUZ, ALDO DE LA CRUZ and CLIFF PARCHMON are the Defendants. The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 10, 2025, at electronic sale beginning at 10:00 AM, at www. hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit: LOTS 27 & 28, COTTER'S SPRING HILL SUBDIVISION, A SUBDIVISION, ACCORD- ING 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. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordina- tor, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711. Dated: This 15th day of October, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com October 24, 31, 2025 25-03229H		
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 fol- lowing described property as set forth in said Final Judgment, to wit:		
LOT 23, BLOCK 1, SETTLERS POINTE SECTION A UNIT 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 14964 OLD POINTE RD., TAMPA, FL 33613 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS 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 disabil- ity 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 Of- fice of the Court as far in advance as		
possible, but preferably 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, 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 Coordi- nator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e- mail: ADA@fljud13.org Dated this 08 day of October 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-01952 October 24, 31, 2025 25-03256H		

-- SALES --

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 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2023-LOC2, Plaintiff and ROBERT L. SMITH III; THE CLERK OF THE 13TH JUDICIAL CIRCUIT FOR HILLSBOROUGH COUNTY, FLORIDA; ROYCE EDWARD BRAXTON JR.; are defendants, Victor D. Crist, Clerk of Court, will sell the property at www.hillsborough.realforeclose.com beginning at 10:00 AM on December 1, 2025 the following described property as set forth in said Final Judgment, to-wit:.. LOT 2, BLOCK 56, SULPHUR		

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CA-002804 DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs. JUSTIN ROBINSON; UNKNOWN SPOUSE OF JUSTIN ROBINSON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed September 9, 2025 and entered in Case No. 25-CA-002804, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and JUSTIN ROBINSON; UNKNOWN SPOUSE OF JUSTIN ROBINSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM , at 10:00 A.M., on November 12, 2025, the following described property as set forth in said Final Judgment, to wit: SEE EXHIBIT A Section 7, Township 31 South, Range 20 East, according to the map or plat recorded In Plat Book 38, Page 45 of the Public Records of Hillsborough County, Florida, together with a portion of the Southeast one-quarter of the Northeast one-quarter of said Section 7, Township 31 South, Range 20 East: All of the above being more particularly described as follows to wit: Commence at the Northeast corner of Lot 1, Block 4 of Stelling Village Unit No. 1, according to the map or plat thereof recorded In Plat Book 38, Page 45 of the Public Records of Hillsborough County, Florida; thence run 89°47'20" West (bearing derived for that certain plat aforementioned) along the Northerly boundary of Lots 1 and 2 for a distance of 100.2 feet to an Iron pipe mark-		

SPRINGS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH 1/2 THE VACATED ALLEY ABUTTING SAME ON THE EAST.
Property Address: 8015 North 11th St, Tampa, FL 33604

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

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

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

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

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 COUNTRY CLUB AREA UNIT 3, FOREST HILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 59, OF		

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 MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, is Plaintiff and MARQUITA V. ANGLIN A/K/A MARQUITA ANGLIN A/K/A MARQUITA SNIPES MORGAN, are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 14TH day of NOVEMBER, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 32, RIVER BLUFFS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 75, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.		

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Administrative Office of the

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		
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SECOND INSERTION		
Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org , at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative 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 discapacidad 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 kek èd. Tanpri kontakte Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblèm pou tande 1-800-955-8771; Vwa ki gen pwoblèm 1-800-955-8770; Vwa ki gen pwoblèm 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. Dated this 16th day of October, 2025 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 PHH20820-25/sap October 24, 31, 2025 25-03255H		

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, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; PORTFOLIO RECOVERY ASSOCIATES, LLC ASSIGNEE OF CITIBANK, N.A./THE HOME DEPOT; TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC., UNKNOWN PERSON(S) IN POSSESSION OF		

THE SUBJECT PROPERTY; DARREL DUNCAN A/K/A DARRELL DUNCAN A/K/A DARRYL DUNCAN; UNKNOWN SPOUSE OF DARREL DUNCAN A/K/A DARRELL DUNCAN A/K/A DARRYL DUNCAN; AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC., Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed September 11, 2025 and entered in Case No. 18-CA-007385, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOLANDA WARREN, DECEASED; DOMINIQUE DUNCAN-WALKER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROP-

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 ASSOCIATION, INC., is the Plaintiff and DAVID NORMAN GOOCH, et al., are the Defendants. Victor D. Crist, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.realforeclose.com , in accordance with Section 45.031, Florida Statutes, on 11/6/2025, the following described property set forth in the Final Judgment of Foreclosure: Lot 2, Block 15, DG FARMS PHASE 6A, according to the plat as recorded in Plat Book 132,		

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 Judgment of Mortgage Foreclosure and Assignment of Leases and Rents, to wit: A PORTION OF LOT 1, BLOCK 36, LOT 1, BLOCK 39 AND BUNKER VIEW DRIVE, APOLLO BEACH UNIT SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 88, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 39, SAID POINT OF BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF EAGLE LANE, THENCE ON SAID RIGHT-OF-WAY LINE NORTH 45° 40' 28" WEST,		

Pages 284 through 288, of the Public Records of Hillsborough County, Florida.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL 1-800-955-8770.

DATED: October 20, 2025

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

SECOND INSERTION		
A DISTANCE OF 88.33 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 44° 19' 32" WEST, A DISTANCE OF 125.00 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LOT 1, BLOCK 39, AND LOT 1, BLOCK 36; THENCE ON SAID WEST BOUNDARY NORTH 45° 40' 28" WEST, A DISTANCE OF 88.33 FEET; THENCE DEPARTING SAID WEST BOUNDARY NORTH 44° 19' 32" EAST, A DISTANCE OF 125.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF EAGLE LANE; THENCE ON SAID RIGHT-OF-WAY LINE SOUTH 45° 40' 28" EAST, A DISTANCE OF 88.33 FEET TO THE POINT OF BEGINNING. Property Address: 710 EAGLE LN, APOLLO BEACH, FL 33572 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: This 20th day of October, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com October 24, 31, 2025 25-03270H		

lis pendens must file a claim before the Clerk reports the surplus as unclaimed.

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

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

ACTIONS

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, DEWISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CAROL LISS, DECEASED; et al., Defendant(s). TO: Brian Scott Liss Last Known Residence: 924 Regal Manor Way Sun City Center, FL 33573 TO: Lynn Liss Hanks Last Known Residence: 924 Regal Manor Way Sun City Center, FL 33573 TO: Henry Frankel Last Known Residence: 10664 Plainview Cir Boca Raton, FL 33498-6362 TO: Marla Liss Last Known Residence: 924 Regal Manor Way Sun City Center, FL 33573 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida: LOT 27, SUN CITY CENTER UNIT 266, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 204, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.		

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., Defendants. TO: Ellen Jackson 6204 Soaring Avenue Temple Terrace FL 33617 Ellen Jackson 905 E Hanna Ave. Tampa, FL 33604 Unknown Spouse of Ellen Jackson 6204 Soaring Avenue Tampa FL 33617 Unknown Spouse of Ellen Jackson 905 E Hanna Ave. Tampa, FL 33604 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: Lot 81, Block 1, RAINTREE OAKS, according to the map or plat thereof as recorded in Plat Book 53, Page 18 of the Public Records of Hillsborough County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days		

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, Plaintiff, v. 2602 S 69TH LLC, a Florida limited liability company; STATE FARM FIRE AND CASUALTY COMPANY a/s/o WILFRID PREVAL, a foreign profit corporation; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY – INTERNAL REVENUE SERVICE; PROTEK PROPERTY SOLUTIONS, INC, a Florida profit corporation; XAVIER M. THOMPSON; ROBERT C. BLAND; and UNKNOWN TENANT IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN, that pursuant to the Uniform Final Judgment of Foreclosure (Count I) dated August 5, 2025, as modified by the Agreed Order dated September 22, 2025, both of which were entered in Case No.: 24-CA-009128, of the Circuit Court in and for Hillsborough County, Florida, Victor Crist, the Clerk of Court for Hillsborough County, will sell to the highest bidder for cash, on November 17, 2025 at 10:00 a.m., at the Clerk of the Circuit Court, online at http://www.hillsborough.realforeclose.com the following described real property as set forth in the Final Judgment of Foreclosure: Lot 9, Block 4, and the South 1/2 of a vacated 60 foot street (9th Street North) abutting on the North boundary of Lot 9, Subdivision of Tracts 15 & 16 of South Tampa, in the Southwest 1/4		

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

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

Dated on OCT 21 2025.

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

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

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 33629 UNKNOWN SPOUSE OF EDWARD CARLTON CARTER; 4910 LYFORD CAY RD TAMPA, FL 33629 YOU ARE NOTIFIED that an action to foreclose to the following property in Hillsborough County, Florida: UNIT 103 OF LAS YBOR CITY HOMES, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 17182, PAGE(S) 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Also known as 1621 E 4TH AVE STE 103, TAMPA, FL 33605. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake		

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, LLC Plaintiff(s), vs. BUILDER OF DREAMS LLC; REBECCA DOWLING; TIMOTHY DOWLING; REBECCA E. OWENS; THE UNKNOWN SPOUSE OF REBECCA DOWLING; THE UNKNOWN SPOUSE OF TIMOTHY DOWLING Defendant(s). TO: REBECCA E. OWENS LAST KNOWN ADDRESS: 4375 LINDSEY LOOP, DOVER, FL 33527 CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows: Lot beginning 186.8 feet East and 450.0 feet South of the Northwest corner of the East 1/2 of the SE 1/4 of the NW 1/4 of Section 28, Township 28 South, Range 21 East, Hillsborough County, Florida, and run East 175 feet, North 160 feet, West 175 feet, South 160 feet to the Point of Beginning, Less the West 10 feet and South 10 feet for Road. Property address: 4375 Lindsey Loop, Dover, FL 33527 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on		

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-000214 MCLP ASSET COMPANY, INC., Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DAN J. FELLNER A/K/A DANIEL J. FELLNER, DECEASED; et al., Defendant(s). TO: Emily Lambrecht Last Known Residence: 912 27th St SE Ruskin, FL 33570 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida: THE NORTH 204 FEET OF TRACT 489 FIRST EXTENSION OF RUSKIN COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 6, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND THE NORTH 132 FEET OF THE SOUTH 436 FEET LESS THE WEST 320 FEET OF LOT 489 FIRST EXTENSION OF RUSKIN COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 6, PAGE 24, OF		

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, LLC, Plaintiff, vs. CARLYNE DESIR AND FLINT B. EDWARDS, et al., Defendants. TO: FLINT B. EDWARDS 12935 WILLOW GROVE DR, RIVERVIEW, FL 33579 CARLYNE DESIR 12935 WILLOW GROVE DR, RIVERVIEW, FL 33579 UNKNOWN SPOUSE OF FLINT B. EDWARDS 12935 WILLOW GROVE DR, RIVERVIEW, FL 33579 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 174, BELMOND RESERVE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE(S) 251 THROUGH 257, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 11/26/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the origi-		

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, LLC, Plaintiff, vs. CHENARD DAVID BRYANT A/K/A CHENARD BRYANT, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF CAROLYN BRYANT A/K/A CAROLYN ANN BRYANT A/K/A CAROLYN GORDON BRYANT, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 45, BLOCK 1, SOUTH FORK UNIT 6, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 105, PAGE 222-234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite		

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 following described property: LOT 7 AND THE EAST 20 FEET OF LOT 8, BLOCK 52, JOHN H. DREW'S FIRST EXTENSION TO NORTH-WEST TAMPA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 42, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THE NORTH 1/2 CLOSED ALLEY ABUTTING ON SOUTH. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 11/21/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de-		

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@fjud13.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

155, Orlando, FL 32801 on or before October 28, 2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

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

VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY (SEAL) By Mustafa Divan
As Deputy Clerk
McCalla Raymer Leibert Pierce, LLP,
Sara Collins,
Attorney for Plaintiff,
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
23-08737FL
October 24, 31, 2025 25-03265H

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

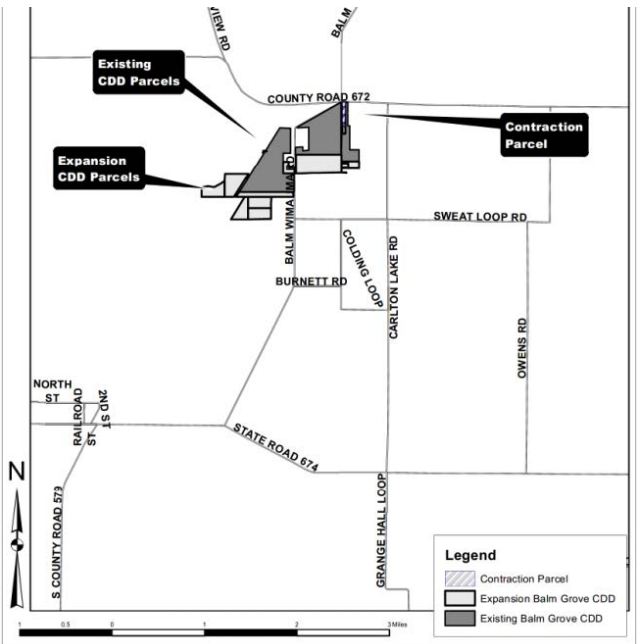
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court 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@fjud13.org

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

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-03060
October 24, 31, 2025 25-03250H

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, LLC Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF ANGEL L. HERNANDEZ A/K/A ANGEL LUIS HERNANDEZ; RUTH MELENDEZ; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s). To the following Defendant(s): UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF ANGEL L. HERNANDEZ A/K/A ANGEL LUIS HERNANDEZ Last Known Address UNKNOWN UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY Last Known Address 3605 Patina Dr Tampa, FL 33619 UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY Last Known Address 3605 Patina Dr Tampa, FL 33619 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 15, BLOCK 10, 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, 202525-03249H																										
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 BACKLOT CARS, INC., Plaintiff, v. AHMED ABUELENEN A/K/A AHMED MOHAMMAD ABUELENEN A/K/A AHMED M. ABUELENEN, et al., and all Unknown Parties claiming by, through, under, or against the above named individual Defendants who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or Other Claimants, Defendants. TO: UNKNOWN SPOUSE OF AHMED ABUELENEN A/K/A AHMED MOHAMMAD ABUELENEN A/K/A AHMED M. ABUELENEN AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, OR AGAINST THE ABOVE NAMED INDIVIDUAL DEFENDANT WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS, AND ALL OTHERS WHOM IT MAY CONCERN: YOU ARE NOTIFIED that an action has been filed against you seeking to foreclose a judgment lien recorded on April 17, 2025, as Instrument Nos 2025169870 and 2025169832, in the public records of Hillsborough County, Florida with respect to the real properties as described below, which are situated, lying and being in Hillsborough County, Florida, and seeking other relief: PARCEL 1: Part of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 28 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows: For a point of reference commence at a point marking the Southeast corner 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 Irvinton Heights, according to the map or plat thereof as recorded in Plat Book 7, Page 33, of the Public Records of Hillsborough County, Florida. You are required to serve a copy of your written defenses, if any, to it on JOHN N. MURATIDES, the plaintiff's attorney, whose email address is JMuratides@stearnsweaver.com and address is Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., Post Office Box 3299, Tampa, Florida 33601, Telephone: (813) 223-4800, on or before 11/21/2025, and file the original with the clerk of this Court at 800 E. Twiggs St., Room 101, Tampa, FL 33602 or P.O. Box 3360 Tampa, Florida 33601, either before service on the plaintiff's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the complaint. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. You may file a Notice of Current Address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED October 1, 2025. Victor D. Crist Clerk of the Circuit Court and Comptroller, Hillsborough County, Florida (SEAL) By: Jennifer Taylor Deputy Clerk JOHN N. MURATIDES, the plaintiff's attorney, JMuratides@stearnsweaver.com Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., Post Office Box 3299, Tampa, Florida 33601, Telephone: (813) 223-4800 #14132277v3 Oct. 24, 31; Nov. 7, 14, 202525-03244H																										
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 HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 Twiggs St., Tampa, FL 33609. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.																										
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 24, 2025. Personal Representative: Gregory L. Wynn Attorney for Personal Representative: FLORIDA ELDER LAW & LEGACY PLANNING /s/ T. Edmund Spinks T. Edmund Spinks, Esq. Fla Bar No. 0423947 2801 W. Busch Blvd. Ste 200 Tampa, FL 33618 Phn: 813-651-1233 Email: ed@flellp.com October 24, 31, 202525-03241H																										
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 <table><tr><td>Unit 3175</td><td>Ramesar, Reagan</td><td>Bags, furniture, tools</td></tr><tr><td>Unit 3097</td><td>Villadiego, Susan</td><td>Boxes, Totes</td></tr></table> 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, 202525-03233H			Unit 3175	Ramesar, Reagan	Bags, furniture, tools	Unit 3097	Villadiego, Susan	Boxes, Totes																		
Unit 3175	Ramesar, Reagan	Bags, furniture, tools																								
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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. <table><tr><th>UNIT</th><th>NAME</th><th>CONTENTS</th></tr><tr><td>153</td><td>Ankara West</td><td>Furniture, boxes</td></tr><tr><td>222</td><td>Peter Gaebel</td><td>Boxes, furniture</td></tr><tr><td>414</td><td>Cheryl Pelaez</td><td>Furniture, boxes, tools</td></tr><tr><td>425</td><td>Brandy Pryor</td><td>Boxes</td></tr><tr><td>609</td><td>Glen Stickle</td><td>Boxes, tools</td></tr><tr><td>857</td><td>Tarek Mustafa</td><td>Boxes, clothing, TV</td></tr><tr><td>946</td><td>Jaime Arboleda</td><td>Boxes, tools</td></tr></table> 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, 202525-03231H			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
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THIRD INSERTION																										
NOTICE OF PUBLIC HEARING Hillsborough County Board of County Commissioners To Consider the Boundary Amendment of the Balm Grove Community Development District <table><tr><td>DATE:</td><td>November 12, 2025</td></tr><tr><td>TIME:</td><td>9:00 a.m.</td></tr><tr><td>LOCATION:</td><td>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.</td></tr></table>			DATE:	November 12, 2025	TIME:	9:00 a.m.	LOCATION:	A public hearing before the Board of County Commissioners of Hillsborough County on the application will be held on November 12, 2025, at 9:00 A.M. at the Frederick B. Karl County Center, 2nd Floor Board Room, 601 E Kennedy Boulevard, Tampa, Florida 33602. Participation in this public hearing is available in person at the Frederick B. Karl County Center or through communications media technology, as described in the "About the Hearing" section below.																		
DATE:	November 12, 2025																									
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LOCATION:	A public hearing before the Board of County Commissioners of Hillsborough County on the application will be held on November 12, 2025, at 9:00 A.M. at the Frederick B. Karl County Center, 2nd Floor Board Room, 601 E Kennedy Boulevard, Tampa, Florida 33602. Participation in this public hearing is available in person at the Frederick B. Karl County Center or through communications media technology, as described in the "About the Hearing" section below.																									
In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., November 12, 2025, in the Boardroom in the Frederick B. Karl County Center, 601 E. Kennedy Blvd., Tampa, Florida 33602, to consider an Ordinance granting a petition to amend the boundaries of the Balm Grove Community Development District. The title of the proposed ordinance is as follows: AN ORDINANCE AMENDING ORDINANCE NO. 22-20 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; AMENDING THE BOUNDARIES OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 22-20 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. Currently, the Balm Grove Community Development District comprises approximately 288.030 acres, located entirely within Hillsborough County, Florida. It is generally located south of County Road 672, north of Sweat Loop Road, and bifurcated by Balm Wimauma Road. The petitioner has proposed to amend the boundaries of the Balm Grove Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities per Section 190.012, Florida Statutes. After the amendment, the District will comprise approximately 509.769 acres. Copies of the petition, department reports, and proposed ordinance are open to public inspection at the office of the Clerk of the Board of County Commissioners of Hillsborough County at 419 Pierce Street, Room 140, Tampa, Florida 33602. ABOUT THE HEARING You may attend this public hearing in person at the Frederick B. Karl County Center, 2nd Floor Board Room, 601 E Kennedy Boulevard, Tampa, Florida 33602. You may also participate in this public hearing virtually via communications media technology. Anyone who wishes to speak at this public hearing virtually can do so by completing the online Public Comment Signup Form, located at HCFL.gov/speakup. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chair will call on speakers by name in the order in which they have completed the online Public Comment Signup Form. Prioritization is on a first-come, first-served basis. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Signups for a public hearing will close 30 minutes prior to the scheduled start of the hearing.																										
THIRD INSERTION																										
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-DR-009423, Division: D EDRICK J. CORTORREAL, PETITIONER AND VICKY LOZANO, RESPONDENT. TO: VICKY LOZANO, 6538 Collins Ave #620, Miami Beach, FL 33141. YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written																										
defenses, if any, to it on EDRICK J. CORTORREAL, whose address is 1245 Avonwood Ct, Lutz, FL 33559, on or before 11/12/2025, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. This action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of the real property, a specific description of personal property, and the name of the county in Florida where the property is located}. Copies of all documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon																										
request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED: 10/7/2025, VICTOR D. CRIST, CLERK OF THE CIRCUIT COURT By: Jennifer Taylor, Deputy Clerk Oct. 17, 24, 31; Nov. 7, 202525-03154H																										



October 17, 24, 31; November 7, 2025

25-03152H