

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424

Time: 09:30 AM

Sale to be held at www.storage treasures.com.

1005 - Fraley, Jackson; 1059 - Hart, Tammy; 1071 - Coulibaly, Soro; 1073 - Jones, Barbra; 2008 - soluri, paul; 2033 - Zika, Erik; 5043 - loggins, correy; 6059 - Bryant, Maurice; 6101 - Haynes, Donnell; 7013 - Soluri, Paul J; 7017 - Lopez, Sheila; 7019 - Ragin, Roosevelt; 7061 - Hall, Shakeera; 7074 - Guisao, Yaimi; 7075 - Soluri, Paul J; 7092 - Broomall, Alistair; 8033 - AquaBlue Business Solutions Dobson, Tina; 8045 - hartnett, Andrew; 8108 - Obrien, Jessica

PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627

Time: 09:45 AM

Sale to be held at www.storage treasures.com.

0103 - Arias, Nobel boza; 0719 - Aviles, Lisandro; 0802 - Way, Bernetta; 0818 - William, Janice; 0821 - Pereira, Karoline Correa; 1105 - Arroyo, Hector; 1148 - Sargent, Torry M; 1236 - Cabrera, Pedro; 1245 - rico, rafael; 1267 - Hadley, Ken; 1366 - Silve, Vontavia; 1422 - Apolinario, Deivy; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1452 - Mitchell, Jennifer; 1484 - Ortiz, Eric; 1604 - Roche, Raquel; 1623 - Harlow, Kelsie; 1653 - Gregor, Dennis; 1714 - Johnson, Karen

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824

Time: 10:00 AM

Sale to be held at www.storage treasures.com.

B021 - Williams, Lassandra; B054 - Frazier, Jennifer; B068 - Arumugam, Amy; B100 - Valavender, Kaitlin; C019 - Thompson, Kyree; C034 - Meronek, Maureen; E019 - Yuniior Alberto, Lopes Perez; F046 - Fernandez, Melanie; G047 - Mariani, Toni; G084 - Tirado, Richard; G099 - Colon, Selena; G102 - Ayesh, Ibtisam; H061 - Rosas, Esther; H075 - Jimenez, Abraham; J026 - Ricks, Darren; J028 - ALCIN, EMMANUELLA; K005 - Thomas, Eric; K029 - Cruz, Eli

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

Time: 10:15 AM

Sale to be held at www.storage treasures.com.

1057 - Duncan, Shannon; 1094 - Love, MDaehza; 1208 - Bonilla, Yuliana; 1233 - Vega, Jerry; 1273 - Davis, Ashley; 1297 - Fergus, Shyanka; 1301 - Perez, Alexander; 1303 - French, Charles; 1304 - Cifuentes, Cristina; 1339 - Zamora, Mildrey; 1343 - Hall, Iyana; 1355 - Gonzalez, Haydee; 1392 - Akinlofa, Adeola; 2001 - Valentin, Juan; 2022 - Duncan, Shannon; 2117 - Ramos, Amaya; 2160 - Thompson, Telisha; 2204 - Haner, Nathan; 2205 - Simms, Errol; 2207 - Davis, Ashley; 2268 - White, Omar; 2329 - Ramos, Amaya; 2369 - Rangel, Laura; 2374 - crain, joshua; 2428 - Masudi, Naji; 3039 - BROOKS, MICHELLE; 3064 - sconiers, Johniela; 3076 - Mclin, Hannah; 3092 - Johnson, Sayonni; 3098 - Woodger, Winfred; 3276 - Conway, Claire; 3291 - Rodriguez, Maria; 3370 - Lopez, Jasmine; 3374 - Negron, Elan; 3392 - Lersundy, Carlos; 3446 - Cruz, Amy; B151 - Johnson, Ray; C062 - miryam, Alexander; E022 - Jackson, Sandra; E036 - Meginnis, Terrance; E064 - Watson, Yonika; E069 - Torres Garcia, David; E079 - Cano, Priscilla; F087 - Wood, Patience; F111 - Aviles, LOGUIRATO, ROCCO

PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137

Time: 10:30 AM

Sale to be held at www.storage treasures.com.

A013 - Beck, Laeva; A058 - Tonge, Veron; A060 - Tonge, Veron; B003 - Lewis, Anthony; B004 - Jenkins, Kennie; B009 - Joseph, Jasmyne; B028 - copeland, Donell; C017 - Mosley, Andresa; C021 - allen, Roleisha; C048 - Canfall, Nicole; C050 - West, Angela; C059 - Reynolds, Wandra; C066 - Fulka, Kechia; C074 - Romero, Alycia; C082 - jean, Caleb; C112 - Puntiel, Johnny; C119 - Rosse, Evelyn;

FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE U-Stor Tampa East will be held on or thereafter the dates in 2025 and times indicated below, at www.storage treasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged. U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday November 19, 2025 @ 10:00 AM. E-7 Iris Hunter E-24 Iris Hunter F-15 Sheryl Hakala M-8 Edwin Woodward O-9 Joesell Clark O-12 Nictavis Crawley November 7, 14, 2025 25-03444H	Public Notice Effective Oct. 30, 2025, WellMed at Elk Mountain will be closed. Satya Gullapalli, MD, will transfer to WellMed at Apollo Beach. Patients can obtain copies of their medical record by: • Visiting wellmedhealthcare.com to send a request online • Downloading the release form to print and fax back to 1-817-514-7879 • Mailing the form to: WellMed Health Information Management Dept. 909 Hidden Ridge Dr, Suite 300 Irving, TX 75038 PR2030-4-LA November 7, 14, 21, 28, 2025 25-03429H

FIRST INSERTION	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 HAIR ETHIXX located at 2189 W Busch Blvd Suite B, in the County of Hillsborough, in the City of Tampa, Florida 33612 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 3rd day of November, 2025. HAIR ETHIXX LLC November 7, 2025 25-03449H	NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Ariel Armando Diaz Prieto / ADP MULTISERVICES LLC will engage in business under the fictitious name ALABAO FOOD TRUCKS, with a physical address 7319 W HANNA AVE APT 202 TAMPA, FL 33634, with a mailing address 7319 W HANNA AVE APT 202 TAMPA, FL 33634, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. November 7, 2025 25-03453H

C120 - Wash, Deante; C133 - Harris, Erica; D062 - Pamphile, Colince; D064F - Hayes, Michael; D072 - Buzek, Brandi; D078 - Jackson, Shamika; D130 - garcia, steven; D131 - Shepherd, Marshanee; E025 - Font, Linda; E028 - Davis, Kevy; E075 - owens, friderick

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

Time: 10:45 AM

Sale to be held at www.storage treasures.com.

1002 - KOVACS, STEVEN; 1013 - klawitter, Charles; 1021 - Weaver, Elise; 1034 - Vieira, David; 1064 - Taylor, Naya; 1106 - Gardner, Victoria; 1108 - Gff construction services De Paula Gomes, CLAYTON; 1110 - ALVAREZ, CYNTHIA; 1141 - Torres, Gisela; A014 - Boyle, Shery A; B027 - Sexil, Demarcus; C006 - MARTINEZ, BRIANA; C026 - Colon, Elizabeth; C064 - Cakic, Stoyan; D029 - Valdez, Edel Rodriguez; D039 - strickland, Bill; D050 - Blair, Eddie; D059 - Smalls, Jezhane; D075 - Kaemmer, Joel; D079 - strickland, Bill; F016 - Sudney, Brian; F039 - Carr, Lisa; P002 - Heacock, David

PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473

Time: 11:00 AM

Sale to be held at www.storage treasures.com.

A026 - Qarles, John; A041 - Jackson, Breshaun; B020 - Platinum construction Morales, Andres; B032 - boukantar, el; B096 - Coffee, Kaleb; D027 - Murillo, Mariana; D035 - Ingram, TKeyah; D059 - Olmo, Anthony; E006 - Tasanaprasert, Arianna; E009 - Byerd, Paris; E020 - Baron, Jean; E037 - jimenez, jacob; E038 - Stevens, Christian; E079 - Jimenez, Cristian; E093 - Zalewski, Edward; E150 - Hendershot, Loren; F008 - Davis, John; G002 - Grant, Donte; G120 - Mitchell, Thomas

PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466

Time: 11:15 AM

Sale to be held at www.storage treasures.com.

A006 - Vann, Tenika; A011 - Grates, Charles; A017 - Cooper, Audrey; A038 - Francis, Javid; A057 - Nadeem, Sayyed; A066 - Mclendon, Dexter; A069 - Munguia, Jose Maradiaga; A076 - Glidden, Bill; A077 - Rivera, Barbara; B008 - Vickers, Tiffani; B014 - mokos, Corey; B035 - Vazquez, Pedro; B041 - Jones, Rajon; B048 - DeJesus, Daniela; B060 - Carranza, Roberto; B077 - Joyner, Antonio; B079 - Butson, Bryan; C005 - Fleur, Minette St; D006 - Delacruz, Baltazar; E001 - wilson, Domo; E007 - Prime Install LLC Aguirre, Jose; F002 - Florvil, maguie; G015 - Zuluaga, Carolina; G051 - Daniels, Damar; G066 - Garcia, Marilyn; G072 - Wimbush, Darrius; H003 - Richardson, Edwina; H029 - Ayala, Ruth; H052 - smith, Denetra; H079 - Sullivan, Sabrina; I026 - Prescott, Tai; I043 - Daniels, Francisco; J006 - Williams, Amara; J010 - Caceres, Sandra; J028 - Cooper, Christina; J082 - Perales, Maria; K018 - Bellamy, Tyren; P033 - Perry, William

PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182

Time: 11:30 AM

Sale to be held at www.storage treasures.com.

0205 - Archie, Katrice; 0246 - Escoriaza, George; 0249 - Wheeler, Latosha; 0251 - Martinez, Anibal; 0255 - Hunt, Lakeshia; 0265 - Bailey, Moneca D; 0302 - adisme, Nadia; 0321 - 8 Hearts L.L.C Llc, shearts; 0332 - Bradford, William; 0338 - Somerset, Darien; 0353 - williams, Tyrese; 0361 - burroughs, Genesis; 0406 - Livingston, Aaliyah; 0417 - Moore, Christy; 0442 - Bass, Tania; 0453 - Boutwell, Natalie; 0460 - Berry, Cynthia; 0514 - torres, Yaymet; 0516 - Burney, Amanda; 0527 - branch, khalique; 1004 - williams, michael; 1025 - Burney, Amanda; 1034 - Bishop, Rymise; 1039 - Sheard, Lawrence; 1059 - Davis, Arthur; 1066 - JAY'S LAWN SERVICES LLC MANNING, JARRETT; 1069 - Gainous, Danielle; 1102 - Askew, Larryza; 1111 - Dukes, Phyllis; 1167 - Bell, Bobbi; 1176 - Candela, Sitrena A; 1220 - Johnson, Julius; 1226 - Hilton, Anissa; 1252 - Swailes, Sara K; 1258 - Candela, Sitrena A; 1323 - Mckay, Jade; 1324 - Johnson, Brittany; 1351 - Pratts, Marelyn; 1354 - Ezzahi, Francheska; 1370 - Singleton, Keneisha; 1372 - Maldonado, Jarimar; 1373 - Cruz, Maria; 1381 - Reed, Steve; 1383 - Siler, Carmen; 1384 - Richardson, Norailles; 1388 - Britt, Agretta; 1424 - Cobb, Shamika; 1454 - gaffney, Keshia; 1470 - Janzen, Amanda; 1472 - Fanfan, Karl; 1484 - washington, tracy; 1511 - Lanyon, Sarah K; 1525 - Rogers, Andrea; 1538 - Foster, Eltynesia; RV017 - durga, aravind

PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129

Time: 11:45 AM

FIRST INSERTION
Public Notice Effective Oct. 30, 2025, WellMed at Linebaugh will be closed. Puja Kohli, MD, will no longer be providing care at WellMed. Patients can obtain copies of their medical record by: • Visiting wellmedhealthcare.com to send a request online • Downloading the release form to print and fax back to 1-817-514-7879 • Mailing the form to: WellMed Health Information Management Dept. 909 Hidden Ridge Dr, Suite 300 Irving, TX 75038 PR2030-4-LA November 7, 14, 21, 28, 2025 25-03430H

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 CCC Powder Coating located at 2211 N 38th St Ste B, in the County of Hillsborough, in the City of Tampa, Florida 33605 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 04th day of November, 2025. Kenneth Ray Sladkin November 7, 2025 25-03454H

FIRST INSERTION
Public Notice Effective Oct. 30, 2025, Dora E Izaguirre Anariba, MD, will no longer be providing care at WellMed. Patients of Dr. Anariba may continue care at WellMed at Carrollwood. Patients can obtain copies of their medical record by: • Visiting wellmedhealthcare.com to send a request online • Downloading the release form to print and fax back to 1-817-514-7879 • Mailing the form to: WellMed Health Information Management Dept. 909 Hidden Ridge Dr, Suite 300 Irving, TX 75038 PR2030-4-LA November 7, 14, 21, 28, 2025 25-03434H

FIRST INSERTION
Public Notice Effective Oct. 30, 2025, WellMed at Linebaugh will be closed. John Francis Szafranski, DO, will no longer be providing care at WellMed. Patients can obtain copies of their medical record by: • Visiting wellmedhealthcare.com to send a request online • Downloading the release form to print and fax back to 1-817-514-7879 • Mailing the form to: WellMed Health Information Management Dept. 909 Hidden Ridge Dr, Suite 300 Irving, TX 75038 PR2030-4-LA November 7, 14, 21, 28, 2025 25-03433H

Sale to be held at www.storage treasures.com.

0131 - Kessinger, Osiris; 0146 - Montero, Marta; 0149 - Carr, Mark; 0168 - Torres, Jasmine; 0176 - Hopton, Dimetrius; 0210 - Smith, Natalie; 0214 - McNierney, Joe; 0308 - Arch, Samantha; 0441 - Sanchez, Vivian Casanova; 0506 - STEADMAN II, ANDRE; 0525 - Thornton, Michelle; 0533 - Jeffrey, Christine; 0648 - Hernandez, Kathia; 0668 - Serrano, Elizabeth; 0669 - Sanchez Suarez, Reynier; 0704B - Leon Ortueta, Diosvany; 0709 - Guerrero, Kaylin; 0711 - Moskos, Nick; 1015 - Mitchell, Wanisha

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

Time: 12:00 PM

Sale to be held at www.storage treasures.com.

A0114 - wiggins, Jazzmine; A0122 - Walton, Sheena; A0226 - Williams, Brittany; A0250 - Copeland, Chadwick B; A0265 - Jackson, Mavis; A0279 - Ko Family Rawlins, Sorena; A0346 - Dueno, Rossangela; A0437 - brown, porsha; A0458 - Moreland, Monique; A0477 - Medduffy, Shylayah; A0501 - Milton, Gayle; A0532 - Simmons, MiKila; A0533 - Whitmore, Chelsea; B0151 - E trade investment alliance asmar, Katherine; B0157 - E trade investment alliance asmar, Katherine; C0128 - Martinez Gil, Augusto; C0603 - Gray, Mckinley; C0609 - Garrison, Tara; C0623 - Ramirez, Ashley; C0624 - Hayes, Josephine A; C0660 - Mannella, Michael; C0665 - Robinson, Talisha; C0673 - Johnson, Crystal; C0706 - Myles, Jateajha; C0713 - Amodio, Dominick John; C0758 - Conover, William; C0766 - Pittman, Dwayne; C0773 - Scott, Aliyah

PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832

Time: 12:15 PM

Sale to be held at www.storage treasures.com.

1047 - Berrios, Roberto; 1126 - Smith, Britannia; 1241 - Medina, Isdrel; 1256 - Hines, Samuel; 1261 - Ruzhin, Hannah; 1409 - huynh, huy; 1501 - Robles, Dominic; 1529 - crum, A S; 1536 - Stowers, Joshua; 1539 - Alini, Francis; 2052 - Dalton, Scottie; 2056 - Carter, Jennifer; 2085 - Ramnarine, Mariah; 2096 - Orellana, Alberto; 2123 - Wilson, Shontell; 2141 - Lisojo Infante, madeline; 2226 - Hutcherson, Sadarius; 2227 - Vila, Daily; 3036 - Allen, Michael; 4008 - Garcia, Guillermo; 4100 - Thompson, Joseph; 4101 - LaVoie, Lara; 4110 - Cruz, Rodrigo; 4400 - Robles, Dominick; 5003 - Witt, David; 5006 - Ramirez, Enrique; 5106 - Collazo, Alex; 5118 - Petit, Alberto; 5119 - Race, Jennifer; 5513 - Santiago, Raquel

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471

Time: 12:30 PM

Sale to be held at www.storage treasures.com.

1009 - Thomaspetit, Allanda; 1029 - Pearce, Jaclyn; 1034 - Quirk, Kristopher; 1044 - Ayala, Tyler; 1083 - Barfield, Joseph; 1091 - Hunkins, Jenny; 3032 - Thames, Sequanta; 3050 - Chevannes, Kristine; 3064 - Pickford, Drake; 4000 - Gardner, Taraneka; 4021 - Culbert, Ryan; 4038 - Flanagan, Erin; 4047 - Redwood, Hannah; 4079 - Decamp, Shyann; 5025 - Asongna-Morfaw, Tanka; 5046 - Torres, Marilyn; 5075 - Mack, Rudolph; 5086 - Morales, Juan; 5134 - Pilcher, Sylvia; 5214 - Fathi, Benaissa

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098

Time: 12:45 PM

Sale to be held at www.storage treasures.com.

1011 - Hammonds, Tamesha; 1033 - Sutton, Kathi; 1074 - Collins, Sherrie; 1141 - VARGAS, MELANIA; 1165 - RILEY, JOHN; 1180 - SHAW, JESSIE; 1204 - Britton, Allen; 1227 - Ortiz, Auderline; 1245 - ISAAC, DAVID; 2018 - Klapproth, Donald; 2109 - Bynum, David; 2137 - Jackson, Abraham; 2159 - Weaver, Chris; 2168 - BATISTA, LAIANE; 2213 - Thompson, Tamika; 2214 - Rosa, Yinette; 2240 - Medrano, Christopher; B011 - Bloomer, Chanti; B013 - Matera, Carolyn

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.	25-03395H
November 7, 14, 2025	

FIRST INSERTION	FIRST INSERTION
Public Notice Optum – East Lake will be relocating effective Oct. 30, 2025. NEW LOCATION WellMed at Bayside 2701 W St Isabel Street Tampa, FL 33607 Phone: 1-813-876-9961 Fax: 1-817-514-7879 Patients can obtain copies of their medical record by: • Visiting wellmedhealthcare.com to send a request online • Downloading the release form to print and fax back to 1-817-514-7879 • Mailing the form to: WellMed Health Information Management Dept. 909 Hidden Ridge Dr, Suite 300 Irving, TX 75038 November 7, 14, 21, 28, 2025 25-03432H	NOTICE OF PUBLIC SALE: Notice is hereby given that on 12/01/2025 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. NAME: ESTRADA TRUCK & AUTO INC 3AKJGLDV7FSGC4081 2015 FRHT 6650.00 TEL:813-697-1791 MV#: MV112563 LOCATION: 15040 S US HIGHWAY 301 S, WIMAUMA, FL 33598/ NAME: VISBAL BODY SHOP INC 2T2ZZMCAOKC130745 2019 LEXS 15543.27 TEL:813-697-1791 MV#: MV-104591 LOCATION: 9254 LAZY LN TAMPA, FL 33614/ NAME: CACHIMBA BODYSHOP LLC IHGCV1F31JA112647 2018 HOND 10604.55 TEL: 813-697-1791 MV#:MV113891 LOCATION: 9246 LAZY LN TAMPA, FL 33614/ NAME: TAMPA TRUCK PROS LLC NMTKHMBOX3JR036393 2018 TOYT 9350.00 TEL: 813-697-1791 MV#:MV113977 LOCATION: 6901 E BROADWAY AVE, TAMPA, FL 33619/ November 7, 2025 25-03437H

FIRST INSERTION	FIRST INSERTION
Public Notice Effective Oct. 30, 2025, WellMed at Linebaugh will be closed. Pravash Kumar Dhakal, MD, will no longer be providing care at WellMed. Patients can obtain copies of their medical record by: • Visiting wellmedhealthcare.com to send a request online • Downloading the release form to print and fax back to 1-817-514-7879 • Mailing the form to: WellMed Health Information Management Dept. 909 Hidden Ridge Dr, Suite 300 Irving, TX 75038 PR2030-4-LA November 7, 14, 21, 28, 2025 25-03431H	Public Notice Effective Oct. 30, 2025, WellMed at Elk Mountain will be closed. Jocelyn Bueno, MD, will transfer to Optum – Sun City. Patients can obtain copies of their medical record by: • Visiting wellmedhealthcare.com to send a request online • Downloading the release form to print and fax back to 1-817-514-7879 • Mailing the form to: WellMed Health Information Management Dept. 909 Hidden Ridge Dr, Suite 300 Irving, TX 75038 PR2030-4-LA November 7, 14, 21, 28, 2025 25-03428H

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

or email **legal@businessobserverfl.com**

FLORIDA NEWSPAPER FOR THE COURTS

Business Observer

NOVEMBER 11/16

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, [www. storage treasures.com](http://www.storage treasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830
Time: 09:30 AM
Sale to be held at www.storage treasures.com.
0002 - Davis, Simone Jhene; 0009 - Baker, Cheneae; 0078 - Pereira, Destiny; 0087 - Rivera, Leonardo; 0206 - Baker, Antonio; 0213 - Stone, Candice; 0309 - Larsh, Dustin; 1053 - Beemer, Natalie; 2023 - Nicolaus, Keneasha; 2024 - BEEMER, Natalie G; 3044 - Smith, Samuel; 3061 - Postmaa, Esther Brigitte; 3065 - peacock, deona; 3072 - Curry, Matthew; 4001 - Montague, Eula; 5001 - Sheegog, Sylvester
PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690
Time: 09:45 AM
Sale to be held at www.storage treasures.com.
0026 - Lemieux, Scott; 0036 - Mihm, William A; 0147 - Williams, Melody Frazier; 1032 - Clark, Lucretia; 1095 - Colter, Kamaurion; 2017 - Rausch, Carrie; 2029 - muniz, Michael Lopez; 2063 - McArthur, Shirley; 2128 - williams, Carless; 2155 - Miller, Nadia; 2190 - Roberts, Shardae; 3063 - Galloway, William; 3181 - Stanton Jr, Lindon; 4036 - Bell, Dannielle; 4046 - Ibarra, Margarita; 4117 - callaway, cortney; 4124 - Hendricks, Shanna; 4135 - Booth, Summer; 4167 - Warrick, Brenda; 4168 - Howell, Shayeta N; 4219 - Whitehead, Zeria; 4236 - Rigsby, Brooke
PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949
Time: 10:00 AM
Sale to be held at www.storage treasures.com.
0117 - Jones, Greg; 0121 - Jones, Diane; 0124 - Anderson, Gary; 0318 - Diaz, Linda; 0359 - CASTAING, MICHAEL HENRI; 0417 - Javier, Eileen; 0716 - Potts, Julitha; 1022 - Benga, Karina; 1056 - hughes, Porche; 1067 - hughes, Porche; 2005 - habrat, Gloria; 2008 - Randall, Kamiya; 2079 - Charpentier, Amy; 2108 - LaRue, Diane
PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867
Time: 10:15 AM
Sale to be held at www.storage treasures.com.
01015 - Green, Ninkia; 01020 - hobley, Dearon; 01021 - Lanphear, Jessica; 01022 - Dominique, Yrvens; 01028 - Dominique, Yrvens; 01041 - McGivery, Horesia; 01092 - Grimes, Myai; 02005 - Carter, Crystal; 02008 - Martinez, Nykolle; 02076 - Jones, Ariel; 02077 - Pitts, Zelda; 02100 - Cotten, Yazmine; 02131 - Gardner, Kelly; 02132 - Dorris, Janashia; 02178 - Garcia, Tereza; 02231 - Tolson, Tyrone; 03029 - Young, Tawni; 03110 - johnson, layla; 03144 - Anderson, Isaiah; 03147 - Warren, Donald; 03294 - Boggs, Selenia; 05016 - Green, Ninkia; 07011 - Powell, Mark A; 07012 - Wilson, Edward; 07021 - Brown, Michael; 07036 - Ware, Monica; 13166 - Curtis-Thomas, Camille
PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752
Time: 10:30 AM
Sale to be held at www.storage treasures.com.
0219 - POWELL, WILLIAM; 0228 - Damodaran, Anita; 0446 - Barrett, Jacqueline; 1032 - Wilson, Denster; 2023 - Hood, Melissa; 2028 - III, Lucius Gibson; 2035 - Agosto, Idimaris Rivera; 3074 - Brown, Taphonda; 3076 - Ravnell, Keshia; 3133 - EASTON PARK HOA Akins, Kenneth; 3169 - III, Lucius Gibson; 3183 - Baker, Reginal; 3228 - Magaw, Nicole
PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078
Time: 10:45 AM
Sale to be held at www.storage treasures.com.
0126 - saint-cyr, Zabdi; 0201 - GORDAN, THEODORE; 0317 - Adams, Peter; 0439 - Mcclendon, Katie; 0442 - Duval, Daphnie; 0449 - sanchez, Marco; 0459 - Santell, Yajaira; 0493 - Kelly, Justin; 0609 - Byrd, Jewneathia; 0612 - Gonzalez, Luciana; 0644 - Marlowe, Melissa A; 0654 - Manduley Pena, Alejandro; 0670 - Carroll, Lindsey; 0710 - Williams, katina; 0825 - Wilson, Logan; 0845 - Mejias, Bianca; 0846 - Myers, Brittany; 2008 - Jimenez, Julissa; 2087 - Souffrant, Regine
PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531
Time: 11:00 AM

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 Eight Data Bit located at 5005 West Laurel, Suite 100 #63 in the City of Tampa, Hillsborough County, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 4th day of November, 2025.	
C. D. Lockett	
November 7, 2025	25-03469H

FIRST INSERTION	
Public Notice	
Effective Nov. 3, 2025, WellMed at Sun Lake 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	
November 7, 14, 21, 28, 2025	25-03467H

FIRST INSERTION	
Notice Under Fictitious Name Law Pursuant to § 865.09, Florida Statutes	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Vinoy at St. John's located at 4890 W Kennedy Blvd., Ste. 900, in the County of Hillsborough in the City of Tampa, Florida 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Palm Beach, Florida, this 31st day of October, 2025.	
Vinoy at St. John's LLC 62560476.1	
November 7, 2025	25-03438H

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 V Modern Italian located at 8609 Shortleaf Ct, College Grove, TN 37046 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Hillsborough County Florida, this 31st day of October 2025	
Fast Fine Restaurants – Tampa LLC	
November 7, 2025	25-03427H

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 Plant City Radio located at 1866 Jim Redman Pkwy #1010 in the City of Plant City, Hillsborough County, FL 33563 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 31st day of October, 2025.	
Radogna Properties LLC	
Dennis Keith Radogna Jr	
November 7, 2025	25-03426H

FIRST INSERTION	
NOTICE UNDER FICTITIIOUS NAME LAW Pursuant to F.S. §865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Stewart Forensic Accountants, located at 4722 Preston Woods Dr, in the City of Valrico, County of Hillsborough, State of FL, 33596, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated this 31 October, 2025.	
J.E. STEWART LLC 4722 Preston Woods Dr Valrico, FL 33596	
November 7, 2025	25-03425H

Sale to be held at www.storage treasures.com.
E25CC - Schellenberger, Harmony; C46 - Manzano, Yilda Torres; G07CC - Sable, Michael; G10G11 - Gherardi, Joseph; G12 - Banks, Antwane; G27 - King, Austin; H06CC - Dennison, James; H16 - YOUNG, CONSUELO; K11 - Launh, Samuel; K16 - Smith, Amiyah; K22 - Lavergne, Kevin; K24 - Williams, Quanishia; L01CC - Alcalá, Brianda
PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277
Time: 11:15 AM
Sale to be held at www.storage treasures.com.
1047 - clemmons, latanya; 1077 - Norwood, Robert; 1129 - Anderson, Jessica; 1137 - Roulhac, Claudia; 1144 - Sexton, Lauren A; 1163 - Berrios, Hector; 1186 - matthews, Shauntae; 2012 - Pirro, Vivianne; 2038 - Davis, Terence; 2056 - Rojas, Shimika Deal; 2068 - Ravnell, Keshia; 2096 - Staten, Sharmietra; 2117 - Rojas, Shimika Deal; 2123 - Tillman, Stephanie; 2132 - Harmon, Barbara; 2144 - Heflin, Naquieriah; 2169 - Martinez, Adam; 2181 - Spruell, Distinee; 2191 - Lewis, Carter; 2191 - Lewis, Octavia; 3070 - Rojas, Shimika Deal; 3079 - Dorsey, Robert; 3094 - B, Andrea; 3115 - Roy, Brandon; 3123 - Cross, Dave; 3130 - DUNSON, ANGELA; 3147 - Nichols, Timieka; 3149 - Brooks, Eula ; 3157 - Miller, Emma; 3192 - Britt, Michael; 3218 - Andrews, Evangellette
PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430
Time: 11:30 AM
Sale to be held at www.storage treasures.com.
1024 - Hoskins, Jacob; 1052 - Mathews, Cindy; 1127 - Santiesteban, Irina; 1334 - Zubkov, Jasmine; 1502 - prince, carenthia; 2211 - Hendricks, Jennifer; 2314 - Anderson, David; 2345 - Power, Krystle; 2613 - Ebeyer, Britnee; 3341 - Hall, Reginald
PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479
Time: 11:45 AM
Sale to be held at www.storage treasures.com.
A037 - Johnson, Eric; A042 - Perez Luna, Linda; A060 - Bonilla, Walenda; A068 - Perez Luna, Linda; A072 - Ramjit, Adam; A076 - Travis, Lillie; B032 - Larkin, Robert; B066 - moyd, Shinelle; B081 - thompson, Ashley; B088 - Alvarado, Esteban; C018 - BARBER-BRAY, YOLANDA L; C028 - Fedrick, Eugenia; C041 - Hernandez, Jaylen; C044 - Velazquez, Joshua; C058 - Thomas, Cherrita; C061 - Tasch, Jon; C063 - Phillips, Jalawanna; C104 - Denmark, Sue; C109 - Perez Luna, Linda; D010 - Maddox, Audrey; D019 - ESQUILLIN, WILFREDO; D043 - Pate, Nitisha T; D046 - Fedrick, Loranzo; D049 - Gainor, Michelle; D061 - McLain, Tyler; D077 - Radu, Alina Petre; D079 - Livy Os, LLC Germany, Omar; D114 - Alvira, Miriam; E045 - Edwards, Chaz; I027 - Paratore, Lisa; I030 - Khili, Khalid; I062 - Reyes, Cesar; I082 - Oden, Keyanna; I090 - castillo, Tammy; J004 - Evolving Solutions Network DBA Ronnie House Founda blackmon, cassandra; J006 - Callaway, Nathaniel; J010 - Fahlsing, Tabitha; J032 - Spires, Kristin; J063 - Walker, Jaleesa; J104 - Dinkins, Christina; K009 - Ayesih, Ibtisam; K012 - Mclaughlin, Jamie; K022 - strowder, lero; K025 - Moreno, Naomi; K057 - Muex, Gwen; K067 - Stewart, Rashonda; L007 - Campbell, Lashell; L020 - Flint, Faith; L028 - Mckinnie, Jaramin; L107 - Mulkey, Khalidah
PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721
Time: 12:00 PM
Sale to be held at www.storage treasures.com.
0009 - Foxworth, Ashley; 0013 - Dantzler, Tonja; 0048 - Colon, Jessica; 0092 - Galloway, Joanne; 0108 - Montanez, Mark; 0121 - Aybar, Doris; 0128 - Williams, Erika; 0158 - MBM Global Media Network Bennett, Ralph; 0313 - Teape, Semetra; 0350 - Ohara, Tamesha; 0352 - Mitchell, Shermika; 0387 - mcmahan, Kalyssa; 0391 - Danielson, Summer; 0399 - Echols, Alyssia; 0420 - casteel, Gwendolyn; 0445 - Murphy, Carlous; 0448 - Andrews, Shaniya; 0479 - gaskins, Van; 0506 - Hart, Patricia; 0522 - Parker, Karen; 0543 - McKinley, Tara; 0561 - savage, Telma; 0582 - Richardson, Eyvonne; 0641 - Carrington, Deshun; 0666 - Alleyne, Taylor; 0685 - James, Matthew; 0687 - Warren, Kathy; 0707 - Kitchen, Shajuana; 0715 - Rivas, Jolita; 0731 - Venditti, elena; 0756 - Saunders, Shauntrea; 0827 - Prifolge, Laura; 0857E - Green, Kevin; 0858D - Espinal, Ray; 0863K - Santiago, Clara; 0863K - Tennell, Kojuanji; 0863M - Follin, Devon; 0868 - Cooper, Elvis; 0881 - Creaser, Brandy; 0885 - Cargile, Jeffery; 0899 - Cividanes, Eduardo
PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897
Time: 12:15 PM
Sale to be held at www.storage treasures.com.
1002 - coira, Ashton; 1080 - Jackson, Saminthia; 1088 - Jernigan, Jermey; 1098 - Thompson, Brent; 1109 - Scotto, John; 1116 - stallard, mark; 1136 - Diaz, Daniel; 1167 - Harvey, Johnasha; 1196 - Powell, Christopher Dupree; 1247 - Keener,

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 Jackson Business Advisors located at PO Box 10040 in the City of Tampa, Hillsborough County, FL 33679 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 3rd day of November, 2025.	
Candice Bradley	
November 7, 2025	25-03452H

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 2 Strike Approach located at 400 N Tampa St Ste 1550 950606, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Tampa, Florida, this 03rd day of November, 2025.	
TWO STRIKE APPROACH LLC	
November 7, 2025	25-03448H

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
PURSUANT TO CH 713.585 (6) F.S HYDE PARK AUTO COLLISION CENTER LLC WILL SELL THE FOLLOWING VEHICLE TO THE HIGHEST BIDDER SUBJECT TO ANY LIENS. NET PROCEEDS DEPOSITED WITH THE CLERK OF THE COURT; OWNER/LIEN HOLDER HAS RIGHT TO HEARING AND POST BOND; OWNER MAY REDEEM VEHICLE FOR CASH SUM OF LIEN INTERESTED IN VEHICLE PLEASE CALL (813) 451-7761. SALE DATE 12/01/25 @ 10:00 AM. 2138 W ARCH ST TAMPA, FL 33607. 2013 BMW/5 SERIES VIN# WBAXH5C51DD112829	
November 7, 2025	25-03404H

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on 11/21/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2023 CHAM mobile home bearing vehicle identification numbers FL239000HA012726A and FL239000HA012726B and all personal items located inside the mobile home. Last Tenant: Tammi Rene Rousseau-Rivera a/k/a Tammi Klimek and Thomas Rivera. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.	
November 7, 14, 2025	25-03458H

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
The following personal property of Lydia Lopez Spencer will on 26th day of November 2025 at 10:00 a.m., on property at 223 Sun Terrace, Lot #ST-223, Tampa, Hillsborough County, Florida 33613, in Rose Lake Estates, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:	
Year/Make: 1964 RITZ Mobile Home	
VIN #: 16131066	
Title #: 6732187	
And All Other Personal Property Therein	
PREPARED BY:	
Rosia Sterling	
Lutz, Bobo & Telfair, P.A.	
2155 Delta Blvd, Suite 210-B	
Tallahassee, Florida 32303	
November 7, 14, 2025	25-03447H

FIRST INSERTION	
Fictitious Name Notice	
Notice is hereby given that Leading Dynamics LLC, desiring to engage in business under the fictitious name of PatientAI Summit located at 542 Westchester Hills Lane, Valrico FL 33594 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.	
November 7, 2025	25-03439H

Elizabeth; 1249 - Forgie, Charissa; 1251 - Resetar, Andrea; 1292 - Bartley, Joshua S; 1321 - Kinney, Nekeyla; 1344 - Tulloch, Dynesta; 1434 - Hecht, Jeffery; 1438 - serrano, Madeline; 1486 - Resetar, Andrea; 1492 - wells, Leejhai; 1512 - Oliver, Jennifer; 1514 - jones, Jerrod; 1515 - Kinard, Kendra; 2003 - Scott, Carolorjene; 216 - Lindsey, Morgan; 219 - Diaab, Tracey; 406 - Dadspainting giraldo, Wilson; 416 - Lott, David; 469 - Thompson, Gekea; 480 - Gallegos, Jose; 516 - Aguiar, Delila; 535 - urena, Winston; 542 - edmonds, Ntaaquayaa; 550 - Mighty Dog Roofing of SE Tampa Venumuddala, Manoj Kumar; 560 - Purcell, Bryan; 565 - Check, Daniel; 569 - Forgie, Lawrence; 605 - Taylor, Philip; 607 - Taylor, Philip; 628 - Klingner, Cynthia; 648 - Fernandez, Omayra; 721 - Hatton, Amie H; 735 - Coirs, Ashton; 801 - Brooks, Kevin; 911 - Sullivan, Monique; 922 - Fox, Peggy; 932 - Montero, Ibalu Llano; 940 - Webb, Bejay; 951 - Forgie, Lawrence; 961 - Merke, Kimberly ; 973 - Merloni, Christine; 976 - pena, Zeydy
PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473
Time: 12:30 PM
Sale to be held at www.storage treasures.com.
A008 - Maxwell, Omari; A024 - Blair, King; A028 - Williams, Siara; A060 - martin, Gary; A079 - McFarland, Kelsey; B050 - Cameron, Sandy; C033 - Blakely, Tatyana; C040 - crisp, Renee; C044 - White, Fabian; C066 - green, Angel; C079 - roviguez, Mariano; D016 - Dorante, Karem; D035 - Vazquez, Danielle; D037 - Lowe, Jamesha; D039 - Hernandez, Jose; D044 - Gatling, Troy; D051 - BREWER, DESIREE; D053 - HOUSTON, BREANA L; D078 - Rafferdy , Michele; D082 - Dent, Mallorie; F027 - Duche, Lori; F029 - skoglund, Kim; F032 - Vallance, Jordan; F050 - Peterson, Eugene; G007 - Rafferty, Danielle; G011 - Hird, Azirra; G031 - Quinoness, Felicitta; H005 - Frisch, George; H012 - malaret, Christian; H039 - Nigrelli, Kathryn; J039 - Settltles, Abreal; J044 - Shaw, Randall; K004 - Greco, Michael; K005 - Jordan, Michele; K016 - Krasniewski, Jessica
PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132
Time: 12:45 PM
Sale to be held at www.storage treasures.com.
A022 - Salter, Valencia; A030 - green, Shayavaun; A035 - Jones, Gloria; A038 - Lewis, Reggie; A043 - MAYO, CHANTEL; B002 - Outland, Siara; B004 - hagin, sonia; B026 - Stephens, Ernestina; C004 - Bostick, Atara; C017 - Harris, Jerome; C026 - Brown, Khandice; C038 - Mcduffie, Sharon; C046 - Holmes, Kimberly; C051 - Jackson, Cheyrron; C053 - adams, dominique; C056 - Townsend, Darryl; D012 - coffin, raven; D012 - Dawson, Nina; D016 - Murphy, Florence; E007 - Varner, Glenn; E017 - Hammonds, Sharonda; E018 - Carter, Marie; E020 - Butler, Janelle Janay; E027 - Hunter, Julia; E029 - Noa, Raymond; E031 - carter, Doris; E033 - Torres, Raymond; E068 - Smith, Deirdre; E077 - Bagwell, Kaila; E090 - Octtaviani, Jose; E097 - Judge, William; E109 - Miller, Charnelle; E116 - thomas, leila; E126 - singletary, teresa; E135 - Rivera, Emily; E136 - Kitchen, Lexus; E139 - Crawford, Rudolph; E143 - Green, Kenneth; E149 - Figueroa, Mariela Rondon; E151 - house, Teawanna; E157 - mcp hail, Nathaniel; E164 - Smith, Jazmyn T; E174 - nelson, renaldo; E186 - Toussaint, Wesner; E187 - moore, Jenaie ferrell-; E189 - Calloway, Quasha; E190 - James, Anissa; E206 - mungin, Paul; F017 - Singletary, Marvin; F023 - Roman, Ruth; F047 - Williams, Eric; G032 - Pomales, Chasity; G051 - Gabriel, Rosena; G054 - Louis, Arnold; G059 - Kelly, James key; G062 - Gilliams, Tamara S; G071 - Williams, Xaviera; G074 - Mode, Olguine; H010 - Newell, Zoica; H014 - JONES, ANQUENETTE; H053 - Daniels, Chanel; H056 - Bennett, Virginia; H063 - sanders, Amanda; H064 - ELLISON Jr., Samuel; J002 - Nelson, Ken D; J011 - Samuel, Lisa; J012 - Henry, Zaria; J029 - Torres, Fernando Alberto; J033 - Marin, Ivan; J050 - Redmon, Terresa; J061 - Thomas, Laquanza; J063 - Courts, Hope Shantel; J066 - Evans, Antinette
PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339
Time: 01:00 PM
Sale to be held at www.storage treasures.com.
0134 - Nelson, Jerry; 0255 - Haifley, Shannon; 0283 - Smith, Antonette; 0311 - Levatte, Tedra; 0315 - Mayer, Jerome; 1033 - Olmstead, Celeste; 1048 - Walker, Haikem; 1123 - Zapata, Uriel; 1139 - Salas, Francisco; 2047 - Sltitzker, Lisa; 2063 - Tyson, Joseph; 2064 - Carden, Timothy; 2072 - Laws, Azhane; 2107 - Jones, FREDRICK Gerard; 2120 - Perez, Elizabeth; 2128 - Espinosa, Uriel; 2143 - Beoto, Alexander; 2189 - Djakov, Nick; 3016 - Arreaga, Jennifer; 3033 - jett, Alexis; 3174 - Mondragon, Yesenia
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

November 7, 14, 202525-03396H

FIRST INSERTION	
Notice Of Public Sale	
The following personal property of: Robert Ralston Henry, Jr. will on November 25, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:	
1974 FREE Mobile Home, VIN 0863679H , TITLE 0011132770	
And all other personal property located therein	
Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,	
November 7, 14, 2025	25-03459H

FIRST INSERTION	
Fictitious Name Notice	
Notice is hereby given that ARIEFF BUSINESS SOLUTIONS, INC., OWNER, desiring to engage in business under the fictitious name of ARIEFF BUSINESS AND INSURANCE SOLUTIONS located at 3225 MCLEOD DR, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.	
November 7, 2025	25-03477H

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 Rose Lenz located at 5005 West Laurel, Suite 100 #63 in the City of Tampa, Hillsborough County, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 4th day of November, 2025.	
C. D. Lockett	
November 7, 2025	25-03468H

petitioner's attorney,
Scott R. Bugay,
Law Offices of Scott R. Bugay, P.A.,
2501 Hollywood Blvd. Suite 206,
Hollywood, FL 33020
November 7, 14, 21, 28, 202525-03478H

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1052 - Ortiz, Yesenia; 1054 - Steve, Erica; 1067 - Katje, Kristy; 1122 - Indriago, Jessica; 2071 - Roberts, Ashlynn; 2072 - Fecht, Daniel; 2091 - Roberts, Ashlynn; 2114 - Roberts, Madysen; 2167 - Nonnenberg, Janae; 3062 - Brown, Scott; 3138 - Brookins, Tynesha; 3196 - Cruzado, John; 3208 - Jean-Francois, Gina
PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
1038 - saez, Mara; 1058 - Avery, Eric; 1082 - toro, Kailani; 1146 - delgado, Ana; 3027 - Al-sayed, Natasha; A063 - Mackson, Zachery; A075 - kay, Melissa; A078 - Brooks, Jason; A112 - Phillips, Derrick; B202 - Williams, Stephanie; B204 - Matera, Carolyn; B207 - Thomas, Elyse; C330 - GARCIA, MICHELE; C343 - Prince, Joyce; C357 - clifton, Herman; D412 - Laurent, Zachary; D427 - Toledo, Roxana; D444 - goodwin, Tyson; E524 - Muldowney, Timothy; E527 - Payrow, Nooshin; F618 - danielss, Leroy; F627 - OConner, Donald; H802 - Edling, Jacob; RV07 - Blaylock, Jovie
PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
1112 - wallace, yohance; 1237 - Ferraro, Brianna; 226 - Moley, Aryanna; 235 - Diaz, Christine; 266 - LUCAS, LAINEY; 704 - Figueroa, Crystalina; 981 - Lancaster, Byron

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
November 7, 14, 202525-03397H

FIRST INSERTION

NOTICE OF MEETINGS

VILLAGES OF BLOOMINGDALE COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Villages of Bloomingdale Community Development District Audit Committee will meet on Tuesday, November 18, 2025 at 9:00 a.m. at the Villages of Bloomingdale Clubhouse, 6301 Valleydale Drive, Riverview, FL 33578. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Villages of Bloomingdale 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 VillagesofBloomingdalecdd.org. 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 jgreenwood@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.

Jason Greenwood, District Manager
Governmental Management Services – Tampa, LLC
November 7, 202525-03401H

FIRST INSERTION

NOTICE OF AUDIT REVIEW COMMITTEE MEETINGS

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (“Board”) and the Audit Committee (“Audit Committee”) of the Lake St. Charles Community Development District (“District”) will hold two (2) Board meetings and Audit Committee meetings on **December 3, 2025**, and **February 4, 2026**, at **4:45 p.m.** at the Lake St. Charles Clubhouse, 6801 Colonial Lake Drive Riverview, FL 33578.

At the **December 3, 2025**, meeting the Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services. At the **February 4, 2026**, meeting the Audit Committee will review, rank and determine a selection for Audit Services for the District.

Copies of the agendas for the meetings may be obtained by contacting the offices of the District Manager, Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578, (813) 994-1001 (“District Manager's Office”), during normal business hours, or by visiting the District's website at www.lakestcharles.org.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. The meetings may be continued to a date, time and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. At the above location, a speaker telephone will be present so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager's Office at (813) 994-1001, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8771 (TTY) / 1-800-955-8770 (Voice), who can aid you in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Stephanie DeLuna, District Manager
November 7, 202525-03443H

FIRST INSERTION

NOTICE OF BOARD MEETING

BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (“Board”) of the Belmont Community Development District (“District”) will hold a regular meeting of the Board of Supervisors on **November 19, 2025, at 10:00 AM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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 belmontcdd.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 jgreenwood@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.

Jason Greenwood, District Manager
Governmental Management Services – Tampa, LLC
November 7, 202525-03402H

FIRST INSERTION

NOTICE OF SPECIAL WORKSHOP

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Mirabella Community Development District will hold two Special Workshops to address any and all business which may properly come before them on **Thursday, January 7, 2026, at 6:30 p.m.**, and on **Thursday May 7, 2026, at 6:30 p.m.**, at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598. These workshops are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Samantha Zannoni, District Manager
November 7, 202525-03441H

FIRST INSERTION

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

The Board of Supervisors (“Board”) of the Mangrove Point and Mangrove Manor Community Development District (“District”) will hold regular meetings for the remainder of Fiscal Year 2026 at 9:45 a.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619 on the following dates:

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

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

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager
November 7, 202525-03464H

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING AND PUBLIC HEARING ON PROPOSED RECREATION CENTER POLICIES, RENTAL RATES AND DEPOSITS, NON-RESIDENT USER FEES AND ALL OTHER DEPOSITS AND FEES

The Shell Point Community Development District (the “**District**”) hereby gives public notice of a meeting of its Board of Supervisors (the “**Board**”) and a public hearing, to review, revise and adopt recreation center policies, rental rates and deposits, non-resident user fees and all other deposits and fees (the “**Recreation Center Policies**”) on **November 25, 2025, at 6:00 p.m. located at 1155 7th Ave NW Ruskin, Florida 33570**.

The Board deems it necessary to hold the above-referenced meeting and public hearing to review the Recreation Center Policies and to receive input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of the District's recreational facilities are borne in a fair manner for all user types, and to conduct all necessary

FIRST INSERTION

NOTICE OF REGULAR BOARD “CHANGE IN MEETING LOCATION”

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cordoba Ranch Community Development District will hold a Regular Meeting of the Board to consider any and all business which may properly come before them. The location of the Regular Meeting of the Board of Supervisors of the Cordoba Ranch Community Development District has been changed to be held at on the following locations, dates and times;

November 17, 2025 Regular meeting will be held at the office location

FIRST INSERTION

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING AND CLOSED SESSION

A regular meeting of the Board of Supervisors (the “**Board**”) of the Waterleaf Community Development District (the “**District**”) will be held on **November 19, 2025, at 5:30 p.m.** at the Bloomingdale Regional Public Library, Room 211, 1906 Bloomingdale Ave., Valrico, FL 33596. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o GMS-Tampa, at (813) 344-4844 or 4530 Eagle Falls Place, Tampa, FL 33619 (“**District Manager's Office**”).

In accordance with sections 119.071(3) (a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

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

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Richard McGrath, District Manager
November 7, 202525-03400H

FIRST INSERTION

business properly coming before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued without additional notice to a date, time, and place to be specified on the record at the meeting. The District fully encourages public participation at the public hearing. The public may attend the public hearing at the offices of Inframark or by conference line. Please check the District's website at <https://www.shellpointcdd.com/> prior to the public hearing/meeting date for the call-in number in order to attend via the conference line. At the conclusion of the hearing, the Board shall adopt the Recreation Center Policies as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment or amendment of such policies and rate and fee schedules.

To best facilitate public comments, participants are encouraged to submit questions or comments to the

FIRST INSERTION

at 18115 N US Highway 41, Lutz, FL, 33549-4481 at 5:00 PM

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. The regular meetings may be continued to a date, time, and place to be specified on the record at such meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813)

FIRST INSERTION

Notice of Attorney-Client Meeting of the Parkway Center Community Development District

The Board of Supervisors (the “**Board**”) of the Parkway Center Community Development District (the “**District**”) shall be conducting a privileged and confidential meeting on November 18, 2025, at 6:30 p.m. at the Parkway Center CDD Clubhouse, 7461 S. Falkenburg Road, Riverview, Florida 33578.

The attorney-client meeting will be closed to the public, pursuant to the provisions of Section 286.011(8), Florida Statutes. The meeting is confidential.

The subject matter of the attorney-client session will be confined to discussing litigation strategy.

The following persons are expected to be in attendance at the attorney-client session: Board members Koko Miller, JoAnn Ward, Tanya O'Connor, Claudia Bryant, Attorneys Marsh Rainey, Scott Steady, District Manager, Alba Sanchez, District Field Inspection Coordinator, Nathan Neidlinger, and District Engineer, Tonja Stewart.

The attorney-client session is expected to last approximately 1 hour.

Alba Sanchez, District Manager
November 7, 202525-03473H

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 12/12/2025 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

JTJBT20X480152848
2008 LEXUS GX 470
KM8J33A47HU275024
2017 HYUNDAI TUCSON
2HKRM4H54FH633597
2015 HOND CRV
4T1BF1FK4DU210388
2013 TOYOTA CAMRY L/SE/LE/XLE
2T1BU4EE0AC232159
2010 TOYT COROLLA BASE/S/LE/XLE
1VWBT4J36HC022030
2017 VOLK PASSAT SE
2T1BURHE8FC235083
2015 TOYOTA COROLLA L/LE/LE PLUS/LE P
5TDZA3EHXCS025137
2012 TOYOT HIGHLANDER/SE
November 7, 202525-03474H

District Manager in advance of the meeting by email. Copies of the agenda and the proposed Recreation Center Policies will be available by emailing the District Manager at aaninipot@inframark.com. The District Manager's office can be reached telephonically at (813) 873-7300.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

November 7, 202525-03440H

873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Christina Newsome, District Manager
November 7, 202525-03475H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-3376
Division PROBATE
IN RE: ESTATE OF
JACK ESWORTHY, JR.
Deceased.

The administration of the estate of JACK ESWORTHY, JR., deceased, whose date of death was July 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 601 E. Kennedy Blvd., Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and 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 November 7, 2025.

Personal Representative:
CORY R. ESWORTHY
3971 Recreation Lane
Naples, Florida 34116
Attorney for Personal Representative:
Conrad Willkomm, Esq.
Florida Bar Number: 697338
Law Office of Conrad Willkomm, P.A.
3201 Tamiami Trail North,
Second Floor
Naples, Florida 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail:
kara@swfloridalaw.com
November 7, 14, 2025 25-03472H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
DIVISION A
File No. 25-CP-2782
IN RE: ESTATE OF
SUSAN M. GENTRY,
Deceased.

The administration of the estate of Susan M. Gentry, deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggss St, Tampa, FL 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is November 7, 2025.

Personal Representative:
Bryan Gentry
3501 Walden Reserve Dr.
Plant City, FL 33566
Personal Representative:
Christine Guzzetta
1116 Hunt Club Lane
Valrico, Florida 33594
Attorney for Personal Representatives:
James C. McClendon II, Attorney
Florida Bar Number: 0622280
219 E. Central Avenue
Lake Wales, FL 33853
Telephone: (863) 232-5200
Fax: (863) 226-1001
E-Mail:
jaymccleendon@jaymccleendon.com
Secondary E-Mail:
susan@jaymccleendon.com
November 7, 14, 2025 25-03398H

FIRST INSERTION

NOTICE TO CREDITORS
(Testate)
IN THE CIRCUIT COURT FOR
THE THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO: 25-CP-003592
IN RE: ESTATE OF
HOWARD W. MACNEIL, JR
(aka: HOWARD W. MACNEIL),
Decedent.

The administration of the Estate of Howard W. MacNeil, Jr, Deceased, whose date of death was May 12, 2024; Case Number 25-CP-003592, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601-1110. The date of the Will is March 21, 2013. The name and address of the Personal Representative are Karen L. MacNeil, 14941 Deer Meadow Drive, Lutz, FL 33559, and the name and address of 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE 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 persons having claims or demands against the Decedent's Estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED 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 the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of the first publication of this Notice is November 7, 2025.

CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue, Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
November 7, 14, 2025 25-03408H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2025-CP-003730
DIVISION: A
IN RE: JAMES MARSHALL
THOMPSON
Deceased.

The administration of the estate of JAMES MARSHALL THOMPSON, deceased, whose date of death was February 12, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-003730; the address of which is 800 E. Twiggss Street, Room 103, 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, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE 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, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE 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 November 7, 2025.

Personal Representative
JAMES DUKE COX
420 The Place Court B8
Tampa, Florida 33606
Attorneys for Personal Representative
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
November 7, 14, 2025 25-03409H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICIAL
CIRCUIT COURT
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 25-CP-003760
IN RE: ESTATE OF
THOMAS S. RUTH JR.
Deceased.

The administration of the estate of Thomas S. Ruth Jr., deceased, whose date of death was July 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggss Street Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is November 7, 2025.

Tariq H. Khan
Personal Representative
13735 Chestersall Drive
Tampa, Florida 33624
/s/ Spiro J. Verras
Spiro J. Verras, Esq.
Attorney for Personal Representative:
Florida Bar Number: 479240
31640 US Highway 19 N, Suite 4
Palm Harbor, Florida 34684
Telephone: (727) 493-2900
Fax: (888) 908-5750
Email: spiro@verras-law.com
Secondary Email:
contact@verras-law.com
November 7, 14, 2025 25-03422H

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 November 7, 2025.

Tariq H. Khan
Personal Representative
13735 Chestersall Drive
Tampa, Florida 33624
/s/ Spiro J. Verras
Spiro J. Verras, Esq.
Attorney for Personal Representative:
Florida Bar Number: 479240
31640 US Highway 19 N, Suite 4
Palm Harbor, Florida 34684
Telephone: (727) 493-2900
Fax: (888) 908-5750
Email: spiro@verras-law.com
Secondary Email:
contact@verras-law.com
November 7, 14, 2025 25-03422H

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SAVE TIME



Email your Legal Notice

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICIAL
CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 25-CP-003771
IN RE: ESTATE OF
DAVID KELLEY CLARK,
Deceased.

The administration of the estate of David Kelley Clark, deceased, File Number 25-CP-003771, is pending in the Circuit Court for Hillsborough, County, Florida, Probate Division, the address of which is 800 E Twiggss St, Tampa, FL 33602. The name and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED 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 November 7, 2025.

Petitioner:
Eric Kelley Clark
139 N Cannery Row Circle
Delray Beach, FL 33444
Attorney for Petitioner:
David F. Hines, Esq.
Florida Bar No: 1038894
Hines & McCarty PLLC
745 W. Lumsden Rd.
Brandon, FL 33511
Telephone: (813) 738-8650
Email: dhines@tampa-litigation.com
November 7, 14, 2025 25-03399H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA,
IN AND FOR HILLSBOROUGH
COUNTY
PROBATE, GUARDIANSHIP &
TRUST DIVISION
CASE NO.: 25-CP-003327
DIVISION: A
FLORIDA BAR NO. 279889
IN RE: ESTATE OF
DALE ELAINE WELLHOFFER
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of Dale Elaine Wellhofer, deceased, Case Number 25-CP-003327, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Court-house, 800 E. Twiggss Street, Tampa, FL 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of the first publication of this notice is: November 7, 2025.

Robert Thomas Wellhofer
Personal Representative
205 Howe Street
Point, Pleasant, NJ 08742
Hobbs and Hobbs, P. L.
Attorneys for Petitioner
c/o Hobbs and Hobbs, P. L.
3818 W. Azeele Street
Tampa, Florida 33609
(813) 879-8333 [ext. 1]
November 7, 14, 2025 25-03446H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003805
IN RE: ESTATE OF
BOBBY CARTER a/k/a
BOBBY MICHAEL CARTER,
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: the Summary Administration of the estate of BOBBY CARTER a/k/a BOBBY MICHAEL CARTER, deceased, File Number 25-CP-003805, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggss Street, Tampa, FL 33602. The names and addresses of the personal representative and that personal representative's attorney are set forth below.

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

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

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

The date of the first publication of this Notice is November 7, 2025.

ATTORNEY FOR ESTATE
s/David Blum
DAVID BLUM, ESQ.
FBN: 0632759
david@davidblumlaw.com
David Blum, P.A.
P.O. Box 7624
Seminole, FL 33775
Tel.: (727) 642-2931;
Fax: (727) 319-4733
Attorney for Petitioner
JOLENE RENEE CAMPBELL
November 7, 14, 2025 25-03417H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
REF: 25CP002703
UCN: 292025CP002703A001HC
IN RE: ESTATE OF
GAIL ALICE JOHANSSON
Deceased

The administration of the estate of GAIL ALICE JOHANSSON, deceased, whose date of death was found on May 8, 2025, is pending in the Circuit Court for Hillsborough County, Florida Probate Division, the address of which is 800 E. Twiggss Street, Room 430, 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 November 7, 2025.

Personal Representative:
MICHAEL W. PORTER
535 49th Street North
St. Petersburg, Florida 33710
Attorney for Personal Representative:
MICHAEL W. PORTER, Esquire
Law Firm of Michael W. Porter
Attorney for Personal Representative
Florida Bar Number: 607770
535 49th Street North,
St. Petersburg, FL 33710
Telephone (727) 327-7600
Primary Email:
Mike@mwplawfirm.com
November 7, 14, 2025 25-03419H

--- ESTATE ---

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003800
IN RE: ESTATE OF
JAMES P. CAMPBELL A/K/A
JAMES PERCIVAL CAMPBELL
Deceased.

The administration of the estate of James P. Campbell a/k/a James Percival Campbell, deceased, whose date of death was December 16, 2023, 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 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, 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 November 7, 2025.

Personal Representatives:
Phununda Campbell
734 Straw Lake Drive
Brandon, FL 33510

Attorney for Personal Representatives:
Frank A. Barbieri, Jr., Attorney
Florida Bar Number: 561320
SACHS SAX CAPLAN PL
6111 Broken Sound Parkway, Suite 200
Boca Raton, FL 33487
Telephone: (561) 994-4499
Fax: (561) 994-4985
E-Mail: fbarbieri@ssclawfirm.com
Secondary E-Mail:
martascoos@ssclawfirm.com
November 7, 14, 2025 25-03424H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-3742
Division A
IN RE: ESTATE OF
KIMBERLY CAROL CRISSEY
Deceased.

The administration of the estate of Kimberly Carol Crissey, deceased, whose date of death was October 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 7, 2025.

Personal Representative:
/s/ Loraine Beard
Loraine Beard
1409 Billings Drive
Hickory, NC 28602

Attorney for Personal Representative:
/s/ Brian P. Buchert
Brian P. Buchert, Esquire
Florida Bar Number: 55477
3249 W. Cypress Street, Ste. A
Tampa, Florida 33607
Telephone: (813) 434-0570
Fax: (813) 422-7837
E-Mail:
BBuchert@BuchertLawOffice.com
November 7, 14, 2025 25-03462H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003578
Division A
IN RE: ESTATE OF
MALBIS RAYMOND GAULHIAC
Deceased.

The administration of the estate of Malbis Raymond Gaulhiac, deceased, whose date of death was September 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 November 7, 2025.

Personal Representative:
Eduardo Resto
Personal Representative
11546 Brighton Knoll Loop
Riverview, Florida 33579

Attorney for Personal Representative:
/s/ Myrna Serrano Setty
Myrna Serrano Setty
Florida Bar Number: 110636
P.O. Box 145, Lutz, Florida 33548
Telephone: (813) 902-3189
Fax: (813) 501-1405
E-Mail: mss@serranosetty.com
Secondary E-Mail:
info@serranosetty.com
November 7, 14, 2025 25-03423H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH
JUDICIAL CIRCUIT
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001951
IN RE: ESTATE OF
LORI JEANNE BOIS,
Deceased.

The administration of the estate of LORI JEANNE BOIS, deceased, whose date of death was May 13, 2025, and the last four digits of her social security number are 7962, and whose address was: 2007 Wedge Court, Sun City, FL 33573, is pending in the Thirteenth Judicial Circuit for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602.

The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Friday, November 7, 2025.

Personal Representative:
John K. Carter, Esq.
Carter Legal, PLLC
13575 58th St. N., Suite 198
Clearwater, FL 33760

Attorney for Personal Representative
Estate of Lori Jeanne Bois
John A. Richert, Esq.
Florida Bar Number: 106613
RICHERT QUARLES PA
5801 Ulmerton Road, Suite 100
CLEARWATER, FL 33760
Telephone: (727) 235-6461
E-Mail: john@rq.law;
Secondary E-Mail: emina@rq.law
November 7, 14, 2025 25-03463H

FIRST INSERTION

**NOTICE OF SPECIAL MEETING
AND AUDIT COMMITTEE
MEETING**
**SOUTH SHORE CORPORATE
PARK INDUSTRIAL COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on November 18, 2025 at 10:45 a.m. at the offices of Rizzetta & Company, Inc. located at 2700 S. Falkenburg Rd, Suite 2745, Riverview FL 33578. **The special meeting will take place immediately after the adjournment of the Audit Committee Meeting.** The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Stephanie DeLuna
District Manager
November 7, 2025 25-03403H

FIRST INSERTION

**AMENDED NOTICE OF
FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO: 25-CA-003784
AVAIL.3 LLC, A DELAWARE
LIMITED LIABILITY COMPANY,
Plaintiff, vs.
JOAN WRIGHT a/k/a JOAN MARY
WRIGHT; AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE ALL
OTHER PERSONS CLAIMING BY,
THROUGH OR UNDER ANY OF
THE NAMED DEFENDANT AND
ANY OTHER PERSONS
CLAIMING AN INTEREST IN THE
REAL PROPERTY WHICH IS THE
SUBJECT MATTER OF THIS
ACTION BY AND THROUGH
OR UNDER OR AGAINST THE
NAMED DEFENDANTS HEREIN,
Defendant(s).

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure dated November 4, 2025, and entered in Case No. 25-CA-003784, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Avail 3 LLC, a Delaware limited liability company is the Plaintiff and JOAN WRIGHT a/k/a JOAN MARY WRIGHT; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN, are Defendants. The Clerk of this Court, Victor D. Crist, shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions, at 10:00 AM on JANUARY 6, 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 17 E, HILLSBOROUGH COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16' RUN THENCE SOUTH, ALONG THE WESTERLY BOUNDARY OF SAID NORTHWEST

1/4 608.2 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF TARPON SPRINGS ROAD; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 78.05 00 EAST, 306.9 FEET TO A POINT OF INTERSECTION WITH WESTERLY RIGHT-OF-WAY LINE OF JORENE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 11.55' 00" EAST, 200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 11.55" EAST, 110.00 FEET; THENCE SOUTH 78.05'00" WEST, 150.00 FEET; THENCE SOUTH 69.28'00" WEST, 232.29 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED WESTERLY BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 16' THENCE ALONG SAID WESTERLY BOUNDARY/NORTH, 148.00 FEET; THENCE NORTH 78.05'00" EAST, 349.11 FEET; TO THE POINT OF BEGINNING.

With a street address of: 18324 Jorene Road, Odessa, FL 33556.

ANY PERSON OR ENTITY CLAIMING AN INTEREST IN THE SURPLUS, IF ANY, RESULTING FROM THE FORECLOSURE SALE, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM ON SAME WITH THE CLERK OF COURT WITHIN 60 DAYS AFTER THE FORECLOSURE SALE.

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

DATED November 4, 2025

By: /s/ Vivian A. Jaime
Vivian A. Jaime, Esq.
FBN 714771
Submitted by:
Vivian A. Jaime, Esq.
RITTER, ZARETSKY, LIEBER & JAIME, LLP
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Tel: 305-372-0933
E-mail: Vivian@rzllaw.com and
Denise@rzllaw.com
November 7, 14, 2025 25-03457H

FIRST INSERTION

**RE-NOTICE OF SALE PURSUANT
TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 23-CA-013351
DIVISION:
RF-Section I
FLAGSTAR BANK, N.A.,
Plaintiff, vs.
SUZAN JOHN WENGJ;
CHAUNCEY M. CHAPELLE;
UNITED STATES OF AMERICA,
ON BEHALF OF THE
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
BOYETTE PARK HOMEOWNERS
ASSOCIATION, INC.; UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL
UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO THIS
ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 22, 2025 and an Order Resetting Sale dated October 17, 2025 and entered in Case No. 23-CA-013351 of the Circuit Court in and for Hillsborough County, Florida, wherein FLAGSTAR BANK, N.A. is Plaintiff and SUZAN JOHN WENGJ; CHAUNCEY M. CHAPELLE; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BOYETTE PARK HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on November 18, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 212, OF BOYETTE PARK PHASES 1A/1B/1D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGE(S) 272 THROUGH 280, 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. 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.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to 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. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO 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. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

DATED October 30, 2025.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1463-190645 / SM2
November 7, 14, 2025 25-03406H

ACTIONS / SALES---

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CC-021977 DIVISION: I VALENCIA DEL SOL HOMEOWNERS ASSOCIATION, INC., Plaintiff, v. MICHELLE LENORE GOLDSBOROUGH, Defendant. NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated October 30, 2025, and entered in Case No. 25-CC- 021977 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein VALENCIA DEL SOL HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and MICHELLE LENORE GOLDSBOROUGH is the Defendant that the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough. realforeclose.com Hillsborough County, Florida, at 10:00 A.M. on the 19th day of December, 2025, the following described property as set forth in said Order or Final Judgment, to-wit: Lot 56, of VALENCIA DEL SOL PHASE 1, according to the plat thereof, as recorded in Plat Book 133, at Page 34 of the Public Re- cords of Hillsborough County, Florida. Street Address: 15567 Corona Del Mar Drive, Wimauma, Florida 33598 ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 20-CA-001241 DIVISION: E WELLS FARGO BANK Plaintiff, -vs.- Carl R. Norman; Terrie G. Joslyn a/k/a Terrie Joslyn; City of Tampa; Hillsborough County Clerk of the Circuit Court; State of Florida Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 20-CA-001241 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wilmington Savings Fund So- ciety, FSB, as Trustee of Stanwich Mort- gage Loan Trust I, Plaintiff and CARL R. NORMAN are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by elec- tronic sale at <a href="http://www.hillsborough.
realforeclose.com">http://www.hillsborough. realforeclose.com beginning at 10:00 a.m. on November 26, 2025, the follow- ing described property as set forth in said Final Judgment, to-wit: LOTS 35 AND 36, BLOCK 7, MANOR HILLS SUBDIVI- SION, ACCORDING TO MAP OR PLAT THEREOF AS RE- CORDED IN PLAT BOOK 14, PAGE 17, OF THE PUBLIC RE- CORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 24-CA-009930 Division F RESIDENTIAL FORECLOSURE Section I GTE FEDERAL CREDIT UNION Plaintiff, vs. DEREK M. SPODAR, UNKNOWN SPOUSE OF DEREK M. SPODAR, AND UNKNOWN TENANTS/ OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on Oc- tober 27, 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 16, BLOCK 3, COLLEGE VILLAGE SUBDIVISION, AC- CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 10918 N 29TH STREET, TAMPA, FL 33612; including the building, appurtenances, and fixtures located therein, at pub- lic sale, to the highest and best bid- der, for cash, on the Hillsborough

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 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.

Name of Clerk Making the Sale:
Victor D. Crist, Clerk and Comptroller

Pursuant to the Fair Debt Collec-
tion Practices Act, it is required that
we state the following to you: THIS
DOCUMENT IS AN ATTEMPT TO
COLLECT A DEBT AND ANY INFOR-
MATION OBTAINED WILL BE USED
FOR THAT PURPOSE.
WASSERSTEIN, P.A.

301 Yamato Road, Suite 2199
Boca Raton, Florida 33431
Tel.: (561) 288-3999
Primary E-Mail:
danw@wassersteinpa.com
By: /s Daniel Wasserstein
DANIEL WASSERSTEIN, ESQ.
Florida Bar No. 42840
November 7, 14, 2025 25-03416H

FIRST INSERTION
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023-CA-012504 GUARANTEED RATE, INC., Plaintiff, vs. ADRIAN I. CONTRERAS and JENNY JUDITH CONTRERAS, et al., Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure sale entered on October 27, 2025, and the Consent Final Judgment of Foreclosure entered on July 29, 2025, in Case No. 2023-CA-012504 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein GUARANTEED RATE, INC, is Plaintiff, and ADRIAN I. CONTRERAS and JENNY JUDITH CONTRERAS are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at <a href="http://www.hillsborough.
realforeclose.com">http://www.hillsborough. realforeclose.com, beginning at 10:00 A.M. on the 4th day of December, 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 1, TIMS WAY, ACCORD- ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 132, PAGE(S) 191 AND 192, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-016864 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. QUINNSHAE PITTMAN, et al., Defendants. NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on December 9, 2025, at 10:00 a.m. ET, via the online auction site at http:// www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit: Unit 7539, Building 1600, of The Greens of Town 'N Country, a Condominium, according to the Declaration of Condominium re- corded in Official Records Book 4381, Page 1167, and all subse- quent amendments thereto, to- gether with its undivided share in the common elements, in the Public Records of Hillsborough County, Florida. Property Address: 7539 Abona- do Road, Tampa, FL 33615 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other

FIRST INSERTION
NOTICE OF RESCHEDULED FORECLOSURE SALE IN AND FOR CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024-CA-003896 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-4, successor-in- interest to VELOCITY COMMERCIAL CAPITAL, LLC, a foreign limited liability corporation, Plaintiff, BE & BE ENTERPRISES, INC., a Florida corporation; BENETTYYE M. GRIFFIN, individually; and UNKNOWN TENANT(S)/ OWNER(S)/ SPOUSE(S) IN POSSESSION, Defendants. NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on July 2, 2025, in Civil Action No. 2024-CA-003896, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Victor Crist, Clerk of Court will sell to the highest and best bidder for cash at <a href="http://www.hillsborough.
realforeclose.com">http://www.hillsborough. realforeclose.com at 10:00 am on the 15th day of December 2025 for the real property located at: Lots 7 and 10, Block 5, BANZA BANZA SUBDIVISION, accord- ing to the map or plat thereof as recorded in Plat Book 2, Page 68,

A/K/A 6709 West Knights Griffin
Road, Plant City, FL 33565 (the
"Property")

together with all existing or subse-
quently erected or affixed buildings,
improvements and fixtures.

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

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 this 27th day of October 2025.

SOKOLOF REMTULLA, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.,
Bar No: 73863
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252 /
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
November 7, 14, 2025 25-03445H

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE No. 16-CA-9351 FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. DALE D. JAHNKE, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 16-CA-9351 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAV- INGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMER- ICA STRUCTURED SECURITIES AC- QUISITION TRUST 2018-HB1, Plain- tiff, and DALE D. JAHNKE, et. al., are Defendants, Clerk of Court, Victor D. Crist, will sell to the highest bidder for cash at <a href="http://www.hillsborough.realforeclose.
com">www.hillsborough.realforeclose. com, at the hour of 10:00 AM, on the 22nd day of December, 2025, the fol- lowing described property: LOT 2, BLOCK 1, EASTBROOK, ACCORDING TO THE MAP OR PLAT THEREOF AS RE- CORDED IN PLAT BOOK 58, PAGE 59, OF THE PUBLIC RE- CORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032. IMPORTANT

FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 22-CC-097501 DIV. K BELMONT II COMMUNITY ASSOCIATION, INC. Plaintiff, v. JAMES LLOYD LEWIS, JR., UNKNOWN TENANT #1, UNKNOWN TENANT #2, et al. Defendants. Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hills- borough County Clerk of Court, Victor D. Crist, will sell the property situ- ated in Hillsborough County, Florida, described as: Lot 24, in Block 14A of Belmont South Phase 2D and Paseo Al Mar Boulevard 1st Extension, according to the plat thereof, as recorded in Plat Book 136, Page 7, of the Public Records of Hills- borough County, Florida. at public sale, to the highest and best bidder for cash, at <a href="http://www.hillsborough.
realforeclose.com">www.hillsborough. realforeclose.com at 10:00 a.m., on the

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: I CASE NO.: 24-CA-003508 SECTION # RF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4N, Plaintiff, vs. BRIAN J. FORTE; MONTREUX AND STILLWATER MASTER ASSOCIATION INC.; STILLWATER PROPERTY OWNERS ASSOCIATION INC.; CYNTHIA C. FORTE A/K/A CYNTHIA FORTE; 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 <a href="http://www.hillsborough.
realforeclose.com">www.hillsborough. realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 01 day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 38, STILLWATER PHASE I, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 8, OF THE PUBLIC RE- CORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 7725 STILL LAKES DR, ODESSA, FL 33556 IF YOU ARE A PERSON CLAIM- ING A RIGHT TO FUNDS REMAIN- ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

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 accom-
modation, please contact the Adminis-
trative Office of the Court as far in ad-
vance 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: Adminis-
trative 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 4 day of November,
2025.

GREENSPOON MARDER LLP
TRADE CENTRE SOUTH, SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1: Michele.Clancy@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By: /s/ Michele R. Clancy
Michele R. Clancy, Esq.
Florida Bar No. 498661
344071909 / JSchwartz
November 7, 14, 2025 25-03442H

12th 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 notifica-
tion of a scheduled court proceeding if
the time before the scheduled appear-
ance is less than 7 days. Complete the
Request for Accommodations Form and
submit to 800 E. Twiggs Street, Room
604, Tampa, FL 33602. ADA Coordina-
tion Help Line (813) 272-7040; Hear-
ing Impaired Line 1-800-955-8771;
Voice Impaired Line 1-800-955-8770.
DATED this 30 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
November 7, 14, 2025 25-03436H

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 Ad-
ministrative Office of the Court as far
in advance as possible, but preferably
at least (7) days before your scheduled
court appearance or other court activ-
ity of the date the service is needed:
Complete the Request for Accommo-
dations Form and submit to 800 E.
Twiggs Street, Room 604 Tampa, FL
33602. Please review FAQ's for answers
to many questions. You may contact
the Administrative Office of the Courts
ADA Coordinator by letter, telephone
or e-mail: Administrative Office of
the Courts, Attention: ADA Coordina-
tor, 800 E. Twiggs Street, Tampa, FL
33602, Phone: 813-272-7040, Hear-
ing Impaired: 1-800-955-8771, Voice
impaired: 1-800-955-8770, e-mail:
ADA@fljud13.org
Dated this 27 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
24-01046
November 7, 14, 2025 25-03415H

WAKE UP

ALARM



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legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906_V27

--- ACTIONS / SALES ---

FIRST INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA

CASE NO.: 22-CA-007688
WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE
FOR SOUNDVIEW HOME LOAN
TRUST 2007-OPT5,
ASSET-BACKED CERTIFICATES,
SERIES 2007-OPT5,
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES, AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF DOROTHY MAE
GRAYER A/K/A DOROTHY
GRAYER, DECEASED; LATISHA
NELSON; FABIAN S. NELSON;
LABRON J. NELSON; RICKAYLA
L. TWONS; DALLAS J. WILSON;
INGRID VERONICA WILLIAMS;
SPENSER BRANDON WILLIAMS;
KATIE HART; OTIS RAMSEY;
TOMMIE RAMSEY; BARBARA
RAMSEY MIMS; BRENDA
RAMSEY,
Defendant(s).

NOTICE OF SALE IS HEREBY GIV-
EN pursuant to the order of Uniform
Final Judgment of Foreclosure dated
April 23, 2025, and entered in Case
No. 22-CA-007688 of the Circuit Court
of the 13TH Judicial Circuit in and for
Hillsborough County, Florida, wherein
Wells Fargo Bank, National Associa-
tion as Trustee for Soundview Home
Loan Trust 2007-OPT5, Asset-Backed
Certificates, Series 2007-OPT5, is
Plaintiff and Unknown Heirs, Devisees,
Grantees, Assignees, Lienors, Creditors,
Trustees, and all other parties claiming
an interest by, through, under or against
the Estate of Dorothy Mae Grayer a/k/a
Dorothy Grayer, deceased; Latisha
Nelson; Fabian S. Nelson; Labron J.
Nelson; Rickayla L. Twons; Dallas J.
Wilson; Ingrid Veronica Williams;
Spenser Brandon Williams; Katie Hart;
Otis Ramsey; Tommie Ramsey; Bar-

bara Ramsey Mims; Brenda Ramsey,
are Defendants, the Office of the Clerk,
Hillsborough County Clerk of the
Court will sell via online auction at
www.hillsborough.realforeclose.com at
10:00 a.m. on the 2nd day of January,
2026, the following described property
as set forth in said Final Judgment, to
wit:

LOTS 23 AND 24, BLOCK 14,
GRANT PARK SUBDIVISION,
ACCORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 6,
PAGE 30, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.
Property Address: 5211 E 30th
Avenue, Tampa, Florida 33619
and all fixtures and personal property
located therein or thereon, which are
included as security in Plaintiff's mort-
gage.

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

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

Dated: 11/2/25
McCabe, Weisberg & Conway, LLC
By: Craig Stein, Esq.
Fl Bar No. 0120464

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 22-400432
November 7, 14, 2025 25-03455H

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-009167
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE,
ON BEHALF OF THE HOLDERS
OF THE CREDIT SUISSE FIRST
BOSTON MORTGAGE
SECURITIES CORP., HOME
EQUITY PASS THROUGH
CERTIFICATES, SERIES 2007-1,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF CARMEN
SALAMAN, SR., et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BEN-
EFICIARIES, DEVISEES, GRANT-
EES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN IN-
TEREST IN THE ESTATE OF CAR-
MEN SALAMAN, DECEASED,
whose residence is unknown if he/she/
they be living; and if he/she/they be
dead, the unknown defendants who
may be spouses, heirs, devisees, grant-
ees, assignees, lienors, creditors, trust-
ees, and all parties claiming an interest
by, through, under or against the Defen-
dants, who are not known to be dead or
alive, and all parties having or claiming
to have any right, title or interest in the
property described in the mortgage be-
ing foreclosed herein.

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

THE NORTHWEST 1/4 OF
LOT 1. LESS THE NORTH 15
FEET AND LESS THE WEST
60 FEET THEREOF, BLOCK
2, JAS J. JACKSONS, AC-
CORDING TO THE PLAT
THEREOF AS RECORDED IN

PLAT BOOK 8, PAGE 70. OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel
for Plaintiff, whose address is 6409
Congress Ave., Suite 100, Boca Raton,
Florida 33487 on or before 12/09/25 /
(30 days from Date of First Publica-
tion of this Notice) and file the original
with the clerk of this court either before
service on Plaintiff's attorney or imme-
diately 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving a notification of
a scheduled court proceeding if the time
before the scheduled appearance is less
than 7 days. Complete the Request for
Accommodations Form and submit
to 800 E. Twiggs Street, Room 604,
Tampa, FL 33602. ADA Coordination
Help Line (813) 272-7040; Hearing
Impaired Line 1-800-955-8771; Voice
Impaired Line 1-800-955-8770.

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

WITNESS my hand and the seal
of this Court at Hillsborough County,
Florida, this day of NOV 03 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
25-302009
November 7, 14, 2025 25-03451H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that AIDS
HEALTHCARE FOUNDATION, INC.,
OWNER, desiring to engage in busi-
ness under the fictitious name of AHF
HEALTHCARE CENTER - TAMPA
located at 4700 N. HABANA AVE. STE
201, TAMPA, FLORIDA 33614 intends
to register the said name in HILLS-
BOROUGH county with the Division
of Corporations, Florida Department of
State, pursuant to section 865.09 of the
Florida Statutes.

November 7, 2025 25-03476H

CHECK OUT YOUR
LEGAL NOTICES



floridapublicnotices.com

LV20890_V2

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO:25-CC-031597
DIVISION: L
WHISPERING OAKS OF TAMPA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF KENDRA EDMUNSON and ANY AND ALL UNKNOWN HEIRS,
Defendants,
TO: ESTATE OF KENDRA EDMUNSON AND ANY AND ALL UNKNOWN HEIRS
YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, WHISPERING OAKS OF TAMPA CONDOMINIUM ASSOCIATION, INC., herein in the following described property:
Unit F of Building 65, WHISPERING OAKS, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 16059, Page 616, and all exhibits and amendments thereof, of the Public Records of Hillsborough County, Florida. With the following street address: 2521 Cedar Cypress Ct., #101, Tampa, Florida, 33618
has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A.,

whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before 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.
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 on 3rd day of October, 2025.
VICTOR D. CRIST
CLERK AND COMPTROLLER (SEAL) By: Delsha Stewart
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
November 7, 14, 2025 25-03460H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-003153
DIVISION: F
RF - SECTION I
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-OPTI TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2006-OPTI,
Plaintiff, vs.
UNKNOWN HEIRS OF GLORIA JEAN FUERTES, ET AL.
Defendants
To the following Defendant(s):
CHARMAINE FUERTES (UNABLE TO SERVE AT ADDRESS)
Last Known Address: 8117 OAK TRACE WAY UNIT D., TAMPA, FL 33634
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
THE WEST 50 FEET OF LOT 3 IN BLOCK 3 OF ELIZABETH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 906 15TH AVE EAST, TAMPA FL 33605
has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 12/08/2025 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. This notice is provided to Administrative Order No. 2065.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.
WITNESS my hand and the seal of this Court this day of OCT 30 2025.
Victor D. Crist
HILLSBOROUGH COUNTY
CLERK OF COURT (SEAL) By Patricia Corbin
As Deputy Clerk

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE, SUITE #110,
DEERFIELD BEACH, FL 33442
PHH20542-25/cam
November 7, 14, 2025 25-03412H

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

SECOND 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. Ceden Constantin. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.
Oct 31.; Nov. 7, 2025 25-03393H

SECOND 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; Lammontt, 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, 2025 25-03327H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-009509
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND ITS SUCCESSORS OR ASSIGNS,
Plaintiff, v.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF SHIRLEY PAGE AKA SHIRLEY V. PAGE, DECEASED; 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.
To the following Defendant(s):
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF SHIRLEY PAGE AKA SHIRLEY V. PAGE, DECEASED
6707 NORTH 10th ST, TAMPA, FL 33604
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 7, LESS THE SOUTH 10 FEET THEREOF, IN SEABRON SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 98 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 6707 North 10th St, Tampa, FL 33604
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose

address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 12/04/2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065.
In accordance with the Americans with Disabilities Act, IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR TO 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 13TH JUDICIAL CIRCUIT COURT'S ADA COORDINATOR AT LEAST SEVEN DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. THE COURT'S ADA COORDINATOR WEB PAGE LINK BELOW DETAILS THE NATURE OF THE ACCOMMODATIONS THAT CAN BE PROVIDED BY THE FLORIDA COURTS UNDER THE ADA. PHONE (813)272-7040 OR ADA@FLJUD13.ORG.
WITNESS my hand and the seal of this Court this day of OCT 29 2025.
As Clerk of the Court (SEAL) By Patricia Corbin
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
November 7, 14, 2025 25-03410H

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. 18-CA-010544
Division J
RESIDENTIAL FORECLOSURE
Section II
COMPUTERSHARE TRUST COMPANY, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NBE ASSET TRUST
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, AND TRUSTEES OF EZEKIEL THOMAS, JR., DECEASED, SHIRLEY CHESTER THOMAS; DEBORAH DENISE THOMAS; GALE PHILSON; EZEKIEL THOMAS, III, UNKNOWN SPOUSE OF SHIRLEY CHESTER THOMAS; UNKNOWN SPOUSE OF DEBORAH DENISE THOMAS; UNKNOWN SPOUSE OF EZEKIEL THOMAS, III; SUPEX, INC. d/b/a DRIRITE OF HILLSBOROUGH COUNTY; STATE OF FLORIDA, DEPARTMENT OF REVENUE; GROW FINANCIAL FEDERAL CREDIT UNION f/k/a MACDILL FEDERAL CREDIT UNION;
CLERK OF CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA, AND UNKNOWN TENANTS/OWNERS,
Defendants.
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 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:
NORTH 54 FEET OF LOT 13, BLOCK 5, BELMONT HEIGHTS,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 83, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
and commonly known as: 5117 N 32ND STREET, TAMPA, FL 33610; 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 January 2, 2026 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 this November 3, 2025
By:/s/ David R. Byars
David R. Byars
Attorney for Plaintiff
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2531145/CMP
November 7, 14, 2025 25-03471H

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386
and select the appropriate County name from the menu option
or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878_V30

PUBLIC SALES / ACTIONS

SECOND 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 Portoreal, Johan 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

SECOND 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 foreclosure 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

(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 24 day of October, 2025.

VICTOR D. CRIST
HILLSBOROUGH
CLERK OF COURT

HILLSBOROUGH COUNTY
CLERK OF COURT

(SEAL) By: JENNIFER TAYLOR
Deputy Clerk

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

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

Oct. 31; Nov. 7, 202525-03353H

THIRD 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 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, 202525-03385H

FOURTH INSERTION

NOTICE OF PUBLIC HEARING

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

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

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

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

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

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

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

NOTICE OF PUBLIC HEARING

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

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

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

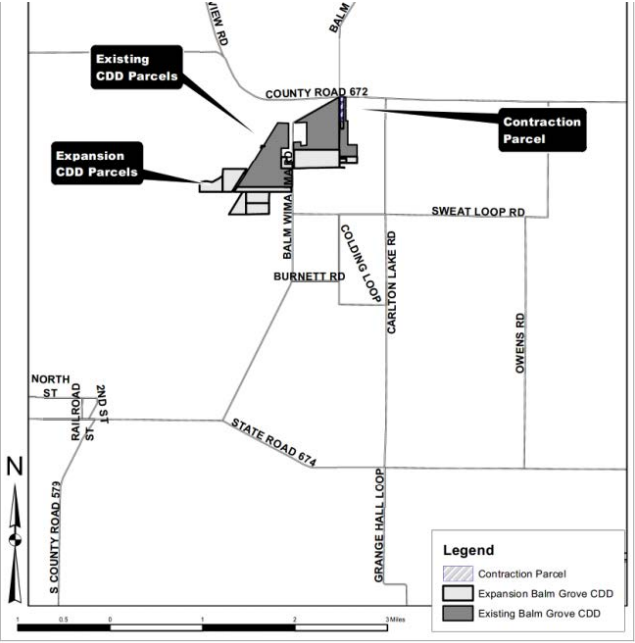
Copies of the petition, department reports, and proposed ordinance are open to public inspection at the office of the Clerk of the Board of County Commissioners of Hillsborough County at 419 Pierce Street, Room 140, Tampa, Florida 33602.

ABOUT THE HEARING

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

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

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



October 17, 24, 31; November 7, 202525-03152H

FOURTH INSERTION

Public Notice

Effective Nov. 11, 2025

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

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

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

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

FOURTH 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

FOURTH 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

SALES / ESTATE ---

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-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

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-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 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 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

STROHAUER MANNION SON

1150 Cleveland Street, Suite 300

Clearwater, FL 33755

stacy@smslaw.net

Tel: 727-461-6100

Fax: 727-447-6899

FBN: 640891

Oct. 31; Nov. 7, 2025

25-03324H

SAVE TIME



Email your Legal Notice

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

1/20/2006_V24

SALES

SECOND 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.		
SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 19-CA-011399 Wells Fargo Bank, N.A., Plaintiff, vs. LUZ A. GONZALEZ, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-011399 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and LUZ A. GONZALEZ; PABLO R. GONZALEZ RIVERA; VISTA PALMS CLUBHOUSE, LLC; VISTA PALMS COMMUNITY ASSOCIATION, INC.; LVNV FUNDING LLC; UNKNOWN TENANT whose name is fictitious to account for parties in possession are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 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.		
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		
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-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		

SECOND 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		
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		
SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 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-		
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		
SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 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		

SECOND 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		
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		
SECOND 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		
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		
SECOND 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-		

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-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		
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		
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		
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: FLService@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: FLService@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		

SALES

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-001275
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6
NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-6,
Plaintiff, VS.
BESSIE SANDERS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 26, 2024 in Civil Case No. 24-CA-001275, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-6 is the Plaintiff, and BESSIE SANDERS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

ANTS are Defendants.
The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on December 16, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF LOT 9, GOLDSTEINS ADDITION TO NORTH TAMPA, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 31, 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
FBN: 106751
Primary E-Mail: ServiceMail@aldridgepite.com
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman, E=zullman@aldridgepite.com
Reason: I am the author of this document
Location:
Date: 2025.10.22 14:14:25-04'00'
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1221-15776B
Oct. 31; Nov. 7, 2025 25-03367H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-015629
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-E, MORTGAGE-BACKED CERTIFICATES, SERIES 2005-E,
Plaintiff, VS.
MIKE NAUMAN A/K/A MICHAEL JEROME NAUMAN; KIM NAUMAN A/K/A KIMBERLY ANN NAUMAN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT; UNKNOWN TRUSTEE OF 1905 S VILLAGE AVE TRUST; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; STATZ HOLDINGS, INC.; CARROLLWOOD V GROUP LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE 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 August 15, 2025 in Civil Case No. 23-CA-015629, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-E, MORTGAGE-BACKED CERTIFICATES, SERIES 2005-E is the Plaintiff, and MIKE NAUMAN A/K/A MICHAEL JEROME NAUMAN; KIM NAUMAN A/K/A KIMBERLY ANN NAUMAN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT; UNKNOWN TRUSTEE OF 1905 S VILLAGE AVE TRUST; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; STATZ HOLDINGS, INC.; CARROLLWOOD V GROUP LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,

WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.
The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on December 10, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOTS 30 THROUGH 33, BLOCK 55 OF TAMPA'S NORTHSIDE COUNTRY CLUB AREA UNIT NO. 3, FOREST HILLS, LESS THE EAST 1/2 OF CLOSED STREET ABUTTING, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 51 THROUGH 67, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 21st day of October, 2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ John J. Cullaro
FBN: 66699
Primary E-Mail: ServiceMail@aldridgepite.com
Digitally signed by John J. Cullaro
DN: CN=John J. Cullaro, E=Jcullaro@aldridgepite.com
Reason: I am the author of this document
Location:
Date: 2025.10.21 13:55:56-04'00'
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1221-15360B
Oct. 31; Nov. 7, 2025 25-03330H

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. 23-CA-000876
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES AMQ 2006-HE7
ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES AMQ 2006-HE7,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF EVELYN PARPER, DECEASED; EMELIA GABBIDON; UNKNOWN SPOUSE OF EMELIA GABBIDON; SAHR SONGU-MBRIWA; TAMBA SONGU-MBRIWA; SOHKOR SOLANKE; AIAH SONGU-MBRIWA; OMOHJOWO SONGU-MBRIWA; EVELYN SEKAJIPO; TRINITY FINANCIAL SERVICES, LLC; FAWN RIDGE MAINTENANCE ASSOCIATION, INC.; UNIQUE SERVICES; SERVICE FINANCE COMPANY, LLC; 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 17, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 76, FAWN RIDGE VILLAGE "A", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 72, PAGE(S) 19, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.
This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 23rd day of October 2025.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email: notice@kahaneandassociates.com
File No.: 21-00221 SPS
V6.20190626
Oct. 31; Nov. 7, 2025 25-03332H

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.: 22-CA-003706
LENNAR MORTGAGE, LLC
Plaintiff(s), vs.
CHRISTOPHER S. WRIGHT
Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 16, 2025 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of November, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:
FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE EAST 452.52 FEET TO THE POINT OF BEGINNING, RUN THENCE NORTH 150 FEET; THENCE EAST 295 FEET; THENCE SOUTH 150 FEET; THENCE WEST 295 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30 FEET OF THE WEST 452.52 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE EAST 140 FEET; THENCE NORTH 245.40 FEET; THENCE WEST 435 FEET; THENCE SOUTH 95.40 FEET; THENCE EAST 295 FEET AND THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING.

UNDER OR AGAINST THE ESTATE OF EVELYN PARPER, DECEASED; EMELIA GABBIDON; UNKNOWN SPOUSE OF EMELIA GABBIDON; SAHR SONGU-MBRIWA; TAMBA SONGU-MBRIWA; SOHKOR SOLANKE; AIAH SONGU-MBRIWA; OMOHJOWO SONGU-MBRIWA; EVELYN SEKAJIPO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; TRINITY FINANCIAL SERVICES, LLC; FAWN RIDGE MAINTENANCE ASSOCIATION, INC.; UNIQUE SERVICES; SERVICE FINANCE COMPANY, LLC; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on November 17, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 76, FAWN RIDGE VILLAGE "A", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 72, PAGE(S) 19, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.
This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 23rd day of October 2025.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email: notice@kahaneandassociates.com
File No.: 21-00221 SPS
V6.20190626
Oct. 31; Nov. 7, 2025 25-03332H

Property address: 1905 Jaudon Road, Dover, FL 33527
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.
Respectfully submitted,
/s/ 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. 2-001146-1
Oct. 31; Nov. 7, 2025 25-03325H

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-014951
COPPERFIELD AT TAMPA HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
SANTOS YUNIEL LIMA, MEDINA GEANDY VERDECIA, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN,
Defendants.
Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor D. Crist will sell the property situated in Hillsborough County, Florida, described as:
Lot 26, Block 3, COPPERFIELD UNIT 1, according to the map or plat thereof as recorded in Plat Book 57, Page 55, of the Public Records of Hillsborough County, Florida.
at public sale, to the highest and best

bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 14th day of November, 2025.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
DATED this 23rd day of October 2025.
FRISCIA & ROSS, P.A.
Karan Khemlani, Esquire
Florida Bar #1062463
5550 W. Executive Drive, Suite 250
Tampa, Florida 33609
(813) 286-0888 / (813) 286-0111 (FAX)
Attorneys for Plaintiff
Oct. 31; Nov. 7, 2025 25-03337H

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-013520
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
BISMARK B. BOAKYE, et al.,
Defendants.
NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on December 1, 2025, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:
Lot 198, TUSCANY SUBDIVISION AT TAMPA PALMS, according to the plat thereof recorded in Plat Book 107, Page 159, of the Public Records of Hillsborough County, Florida.
Property Address: 7870 Tuscan Woods Drive, Tampa, FL 33647
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim

before the clerk reports the surplus as unclaimed.
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.
SUBMITTED on this 27th day of October, 2025.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
Oct. 31; Nov. 7, 2025 25-03365H

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-003465
AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs.
THE HEIRS AND OR DEVISEES OF ALICE E. DAVIS; JOHNNIE ALVIN DAVIS; ANNIE RUTH DAVIS A/K/A ANNIE RUTH COBB; CLERK OF THE COURT OF HILLSBOROUGH COUNTY; STATE OF FLORIDA; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, Defendant(s).
NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure dated October 27, 2025, and entered in Case No. 25-CA-003465, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Avail 3 LLC, a Delaware limited liability company is the Plaintiff and THE HEIRS AND OR DEVISEES OF ALICE E. DAVIS; JOHNNIE ALVIN DAVIS; ANNIE RUTH DAVIS A/K/A ANNIE RUTH COBB; CLERK OF THE COURT OF HILLSBOROUGH COUNTY; STATE OF FLORIDA; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER

OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, are Defendants. The Clerk of this Court, Cindy Stewart, shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions, at 10:00 AM on JANUARY 28, 2026, the following described property as set forth in said Final Judgment, to wit:
The East 50 feet of the West 153.9 feet of the South 100 feet of Lot 19, FOREST HEIGHTS, according to the plat thereof as recorded in Plat Book 26, Page 42, Public Records of Hillsborough County, Florida.
With a street address of: 4219 W. Green Street, Tampa, FL 33607.
ANY PERSON OR ENTITY CLAIMING AN INTEREST IN THE SURPLUS, IF ANY, RESULTING FROM THE FORECLOSURE SALE, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM ON SAME WITH THE CLERK OF COURT WITHIN 60 DAYS AFTER THE FORECLOSURE SALE.
If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Thirteenth Judicial Circuit ADA Coordinator at the George E. Edgecomb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602; Phone: (813) 272-5894 at least seven working days of the date of the service is needed; if you are hearing or voice impaired, call 711.
DATED October 27, 2025.
By: /s/ Vivian A. Jaime
Vivian A. Jaime, Esq.
FBN 714771
Submitted by:
Vivian A. Jaime, Esq.
RITTER, ZARETSKY, LIEBER & JAIME, LLP
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Tel: 305-372-0933
E-mail: Vivian@rzllaw.com and Denise@rzllaw.com
Oct. 31; Nov. 7, 2025 25-03369H

---ACTIONS / SALES---		
SECOND 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-		
SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CA-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		
SECOND INSERTION		
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		
SECOND INSERTION		
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		
SECOND 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		
SECOND INSERTION		
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		
SECOND INSERTION		
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 HILSBOROUGH COUNTY, FLORIDA.		
SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-002885 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SD1, ASSET BACKED PASS-THROUGH CERTIFICATES, Plaintiff, vs. MARK D. SHERWIN A/K/A MARK A. SHERWIN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 25, 2025, and entered in 25-CA-002885 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SD1, ASSET BACKED PASS-THROUGH CERTIFICATES is the Plaintiff and MARK D. SHERWIN A/K/A MARK A. SHERWIN; PROVERBIUM HOLDING LLC; POINT TITLING TRUST; MICROF LLC; G.E. CAPITAL MORTGAGE SERVICES, INC. are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on November 26, 2025, the following described property as set forth in said Final Judgment, to wit: THE WEST 75.00 FEET OF LOT 2, BLOCK 3, URBANREST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA,		
SECOND INSERTION		
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 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		
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.: 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-		
SECOND INSERTION		
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		
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-006818 Division: J MELANIE SKY DAILY, an individual, Plaintiff, vs. KGK CONSTRUCTION, INC. a Florida corporation, GUILLERMO LOPEZ individually, GKJ HOMES SOLUTION INC. a Florida corporation, HILLSBOROUGH COUNTY, FLORIDA, a political subdivision and UNKNOWN TENANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the "Uniform Final Judgment of Foreclosure" entered in Case No. 24-CA-006818 on October 23, 2025, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein Victor D. Crist, Clerk of Court, will sell to the highest and best bidder for cash, the real property situated in Hillsborough County, Florida, described below to the highest bidder, for cash, www.hillsborough.realforeclose.com at 10:00 A.M. on the 1st day of December 2025, the following described property as set forth in said Final Judgment, to wit: Lots 7 through 14, Block 43, TAMPA TOURIST CLUB, according to the map or plat thereof as recorded in Plat Book 21, Page 21, Public Records of Hill-		
SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-007403 BANK OF AMERICA, N.A., Plaintiff, vs. SHARON A. HENRY F/K/A SHARON A. RALEY; UNKNOWN SPOUSE OF SHARON A. HENRY F/K/A SHARON A. RALEY; ROMEO CAPITAL, LLC; SUNNOVA TE MANAGEMENT, LLC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s). TO: SHARON A. HENRY F/K/A SHARON A. RALEY (Current Residence Unknown) (Last Known Address(es)) 5105 CRESTHILL DRIVE TAMPA, FL 33615 UNKNOWN TENANT(S) IN POSSESSION #1 (Last Known Address) 5105 CRESTHILL DRIVE TAMPA, FL 33615 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 5105 CRESTHILL DRIVE TAMPA, FL 33615 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 8, BLOCK 23, TOWN 'N COUNTRY PARK, UNIT NO. 6, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 76, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A: 5105 CRESTHILL DRIVE, TAMPA, FL 33615. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Ro-		
SECOND INSERTION		
sborough County, Florida. Property address: 7510 Illinois Drive, Tampa Florida 33610 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. 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. /s/ C. Paige Andringa FRANK A. LAFALCE, ESQUIRE Florida Bar Number: 0980609 C. PAIGE ANDRINGA, ESQUIRE Florida Bar No.: 1028374 cpandringa@anthonyandpartners.com Anthony & Partners, LLC 100 S. Ashley Drive, Ste 1600 Tampa, Florida 33602 Telephone: 813/273-5616 Telecopier: 813/221-4113 Attorney for the Plaintiff Oct. 31; Nov. 7, 2025 25-03333H		
SECOND INSERTION		
sale; Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 12/1/2025, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org. WITNESS my hand and the seal of this Court this 23rd day of October, 2025. VICTOR D. CRIST As Clerk of the Court and/or Comptroller (SEAL) /s/ Jennifer Taylor Signature JENNIFER TAYLOR Print Name if Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff 25-52113 Oct. 31; Nov. 7, 2025 25-03336H		

ACTIONS / TAX DEEDS ---

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-009245 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LUTHER W. LASSITER; UNKNOWN HEIRS, BENEFICIARIES, 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, Deviseses, 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, 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			
SECOND INSERTION			
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 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			
SECOND INSERTION			
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 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			
SECOND INSERTION			
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0855901108 File No.: 2025-851 Certificate No.: 2023 / 8985 Year of Issuance: 2023 Description of Property: EAST BRANDON ESTATES LOT 25 BLOCK 2 PLAT BK / PG: 46 / 31 SEC - TWP - RGE: 19 - 29 - 21 Name(s) in which assessed: AMAR AND KHAMWATIE LEELA M SINGH AMAR SINGH KHAMWATIE LEELA MANSINGH SINGH All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/11/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 10/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabrielle Stewart, Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-03349H			
SECOND INSERTION			
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1433855354 File No.: 2025-843 Certificate No.: 2023 / 12403 Year of Issuance: 2023 Description of Property: UNIVERSITY OAKWOODS VI A CONDOMINIUM UNIT H 112 PLAT BK / PG: 7 / 7 SEC - TWP - RGE: 18 - 28 - 19 Name(s) in which assessed: HANSEN CHRISTOPHER E C/O UCR CHRISTOPHER E HANSEN 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 25-03351H			
SECOND INSERTION			
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1089550508 File No.: 2025-854 Certificate No.: 2023 / 10936 Year of Issuance: 2023 Description of Property: A D APARTMENT'S A CONDOMINIUM UNIT 4 1/16TH UNDIV OWNERSHIP OF COMMON ELEMENTS PLAT BK / PG: 5 / 2 SEC - TWP - RGE: 04 - 29 - 18 Name(s) in which assessed: JESUS SOLGADO All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/11/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 10/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabrielle Stewart, Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-03347H			
SECOND INSERTION			
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0140410000 File No.: 2025-841 Certificate No.: 2023 / 1368 Year of Issuance: 2023 Description of Property: TRACT BEG 217.33 FT E OF SW COR OF SW 1/4 OF NW 1/4 OF SE 1/4 AND RUN E 442.67 FT TO SE COR OF SW 1/4 OF NW 1/4 OF SE 1/4 N 117.35 FT S 82 DEG 17 MIN 21 SEC W 387.35 FT S 10.09 FT AND S 53 DEG 35 MIN W 72.9 FT TO BEG SEC - TWP - RGE: 13 - 27 - 18 Name(s) in which assessed: KATHY N RIGAU All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/11/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 10/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabrielle Stewart, Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-03352H			
SECOND INSERTION			
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0190006546 File No.: 2025-855 Certificate No.: 2023 / 1835 Year of Issuance: 2023 Description of Property: VILLAGE XVIII UNIT I OF CARROLLWOOD VILLAGE PHASE III PART OF LOT 1 BLOCK 2 DESC AS BEG AT E'MOST COR THN S 43 DEG 37 MIN W 91.18 FT THN ALG SLY BDRY AN ARC DIST OF 39.27 FT CHD BRG AND DIST S 88 DEG 37 MIN W 35.36FT THN N 46 DEG W 31.72FT THN N 53 DEG E 114.54 FT THN S 51 DEG E 38.20 FT TO POB PLAT BK/ PG: 53 / 59 SEC - TWP - RGE: 06 - 28 - 18 Name(s) in which assessed: SRINIVASULU KANDUKURU AND RAJASREE KANDUKURU All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/11/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy 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			
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-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 LEGAL: Lot 21, Mira Lago West, Phase 1, according to the map or plat thereof, as recorded in Plat Book 102, Page 84, inclusive, of the Public Records of Hillsborough County, Florida. A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esq., 5550 W. Executive Drive, Suite 250 Tampa, FL 33609 Oct. 31; Nov. 7, 2025 25-03375H			
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-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 defenses, if any, to it on Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before November 12, 2025 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability 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 6th 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 25-06741 Oct. 31; Nov. 7, 2025 25-03320H			

HOW TO PUBLISH
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CALL
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County name from
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10/2024

ACTIONS

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-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, 2025 25-03354H

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.: 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, 2025 25-03370H

SECOND 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 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, 2025 25-03380H

SECOND INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-007738 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-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, 2025 25-03322H

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-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, 2025 25-03321H

SECOND 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

SECOND INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25 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 petition.

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

SECOND 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 GREGORY MCGEE 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, 2025 25-03335H