Public Notices

Business Observer

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HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that SurvTech Solutions, Inc. and Dewberry Engineers Inc., desiring to engage in business under the fictitious name of SurvTech Dewberry JV located at 10220 US-92, Tampa FL 33610 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 21, 2025 25-03549H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that MY MORTGAGE, INC., OWNER, desiring to engage in business under the fictitious name of YAIKIEL MORTGAGE located at 2191 DEFENSE HWY, SUITE 102, CROFTON, MARYLAND 21114 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 21, 2025 25-03583H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that ROEHL EMBODIED, LLC, OWNER, desiring to engage in business under the fictitious name of LET THE GOOD TIMES ROEHL located at 3225 MCLEOD DRIVE, 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 21, 2025 25-03569H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Window Source of Tampa Bay LLC located at 4430 Eagle Falls Place in the City of Tampa, Hillsborough, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of November, 2025

The Window Suppliers LLC

November 21, 2025 25-03579H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that JPL & Associates, LLC, a Florida limited liability company, desiring to engage in business under the fictitious name of "Commercial Spaces by JPL", located primarily at 1500 State Street, Suite 203, Sarasota, Florida 34236, Sarasota County, and operating within multiple counties, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 12th day of November 2025.

9340759.v1

November 21, 2025 25-03572H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 12/15/2025 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

NAME: FONTENANCY AUTO REPAIR LLC 5YFBURHE9JP840450 2018 TOYT 8193.12 / 1GCWGAFP9J1286510 2018 CHEV 7738.79/ 5NPD84LF9LH540942 2020 HYUN 6267.12 / 1HGCV1F46NA039113 2022 HOND 10479.0 TEL: 813-697-1791 MV#: MV112428 LOCATION: 9808 BAY ST, TAMPA, FL 33635/

NAME: FINAL TOUCH AUTO CARE LLC 1FDXE45S46HA31100 2006 FORD 3686.58 TEL: 813-697-1791 MV#: MV112615 LOCATION: 217 SHERYL LYNN DR, BRANDON, FL 33510 /

NAME: ALEX PRO CAR INC 4T1B11HK5JU585407 2018 TOYT 8405.62 TEL:813-697-1791 MV#: MV113309 LOCATION: 2015 W BUSCH BLVD TAMPA, FL 33612/

NAME: IKA AUTO TECH, CORP 1G1ZD5ST1LF009025 2020 CHEV 6956.25/ 1GCWGFCA4C1142380 2012 CHEV 5190.03 TEL:813-697-1791 MV#: MV-108723 LOCATION: 4702 CAUSEWAY BLVD TAMPA, FL 33619/

November 21, 2025 25-03577H

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 4Ever Health located at 905 E Saint Clair St, 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 18th day of November, 2025.

4Ever Health LLC

November 21, 2025 25-03588H

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 Wealth Warden Partners located at 633 N Franklin Street Suite 510 in the City of Tampa, Hillsborough, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of November, 2025

Wealth Warden, LLC

November 21, 2025 25-03568H

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 Sports Sensors Global located at 9825 Meadow Field Cir, in the County of Hillsborough, in the City of Tampa, Florida 33626 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 14th day of November, 2025.

BURTON HOLDINGS COMPANY LLC

November 21, 2025 25-03563H

FIRST INSERTION

NOTICE OF SPECIAL MEETING NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of North Park Isle Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them **on Thursday, December 11, 2025 at 2:00 p.m., at the Seminole Heights Branch Library Community Room located at 4711 Central Avenue, Tampa, FL 33603.**

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 991-1116. Affected parties and others interested may appear at these meetings and be heard.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 991-1116, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Office.

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

Jayna Cooper, District Manager

November 21, 2025 25-03586H

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 uNILinear located at 4846 Sun City Center Blvd. #234 in the City of Sun City Center, Hillsborough, FL 33573 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of November, 2025

Susan Allen

Susan Eck Allen

November 21, 2025 25-03589H

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 the business under the fictitious name of AdaptHealth, located at 5903 HAMPTON OAKS PKWY STE D, in the City of TAMPA, County of Hillsborough, State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: BEACON RESPIRATORY SERVICES, INC.

November 21, 2025 25-03573H

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 fictitious name of The Facilities Group National located at 217 N. Howard Street, Ste 200, in the County of Hillsborough in the City of Tampa, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 7 day of November, 2025.

RCS IWC Holdings LLC

November 21, 2025 25-03582H

FIRST INSERTION

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "**District**") will be held on Thursday, December 11, 2025, at 6:00 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

District Manager

November 21, 2025 25-03545H

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 Advanced Dental Care located at 11157 North 56th Street in the City of Temple Terrace, Hillsborough, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of November, 2025

Temple Terrace Dental, P.A.

Donald A. Gallo, D.M.D.

November 21, 2025 25-03584H

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 Shiva Shakti Adventures located at 400 N Tampa St Suite 1550 PMB 233188, 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 14th day of November, 2025.

DATA SHAMAN LLC

November 21, 2025 25-03564H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Light of Life Church located at 10803 Candle Stick Ln in the City of Riverview, Hillsborough, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of November, 2025

Candlestick Lane Candle Co.

Christina Danielewicz

November 21, 2025 25-03574H

FIRST INSERTION

ENCORE COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on December 11, 2025, at 1:30 p.m. at The Ella at Encore., located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings 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.

Encore Community Development District

Stephanie DeLuna, District Manager

November 21, 2025 25-03547H

FIRST INSERTION

NOTICE OF WORKSHOP TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

The Workshop of the Board of Supervisors of the Timber Creek Community Development District is scheduled to be held on Monday, December 1, 2025, at 6:00 p.m. at The Timber Creek Clubhouse located at 10224 Opaline Sky Court, Riverview, FL 33578. This workshop 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 to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from Inframark Districts, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, Telephone: (813) 873-7300.

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 any interested 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 this meeting is asked to contact the District's Main Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770, who can aid you in contacting the District Office.

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

Heather Jackson, District Manager

November 21, 2025 25-03575H

FIRST INSERTION

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "**District**") will be held on Tuesday, December 9, 2025, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

November 21, 2025 25-03546H

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 AllWater Aquatic Resource Management located at 4480 Eagle Falls Place, Tampa, FL 33619 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 18th day of November 2025

Environmental Management Acquisition, LLC

November 21, 2025 25-03608H

FIRST INSERTION

NOTICE OF WORKSHOP SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

The South Bay Community Development District's Board of Supervisors will hold a workshop on Wednesday, December 8, 2025, at 1:00 p.m. at the Little Harbor POA Clubhouse located at 611 Destiny Drive, Ruskin, Florida 33570

This workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The workshop may be continued to a date, time, and location to be specified on the record at the workshop. A copy of the agenda for the workshop may be obtained from Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Telephone: (813) 873-7300.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to contact the District's Main Office at (813) 873-7300, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Christina Newsome, District Manager

November 21, 2025 25-03576H

FIRST INSERTION

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

The The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on December 11, 2025, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

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

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

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

Stephanie DeLuna, District Manager

November 21, 2025 25-03548H

--- PUBLIC SALES / ESTATE / SALES ---

FIRST INSERTION

Public Notice

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 928622 from Gibsonton Drainage in Hillsborough County Folio Number(s) 050462-0000 & 050461-0000. Application received: 10/21/25. Proposed activity: Commercial Planned Development. Project name: Gibsonton Drainage. Project size: 9.04 acres. Location: Section 25, Township 30 S, Range 19 E, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

November 21, 2025 25-03613H

FIRST INSERTION

Public Notice

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 927464 from SDP Florida 1, LLC at 825 Sisk Ave, Suite 200, Oxford, MS 38655. Application received: 10/7/2025. Proposed activity: Commercial Development. Project name: Chipotle and PNC Bank. Project size: 1.53 acres. Location: Section(s) 06 Township 19 East, Range 29 South, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

November 21, 2025 25-03612H

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 926445 from Allison Webb, 1400 North Milwaukee Avenue Chicago, IL 60622. Application received: 09/17/2025. Proposed activity: Residential development of a 1.65 Acre site that proposes 29 units and all related stormwater management infrastructure. Project name: 6205 N. Himes Avenue Multi-Family. Project size: 1.65 acres Location: Section(s) 34 Township 28 South, Range 18 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

November 21, 2025 25-03578H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-003315
Division Probate
IN RE: ESTATE OF MICHAEL LEE TAYLOR A/K/A MICHAEL L TAYLOR
Deceased.

The administration of the estate of Michael Lee Taylor, deceased, whose date of death was August 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 21, 2025.

Personal Representative:
Marcus Taylor
2336 Paulette Drive
Haines City, Florida 33844
Attorney for Personal Representative:
/s/ Ronda Robinson
Ronda Robinson, Esq.
Florida Bar No. 1045409
Donaldson Law P.A.
701 East Michigan Street,
Orlando, FL 32806
Telephone: 407.720.6151
Facsimile: 407.720.7983
Ronda@donaldsonlawpa.com
November 21, 28, 2025 25-03552H

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10177

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES WESTCHESTER SPECIAL DEVELOPMENT DISTRICT

The Board of Supervisors of Westchester Special Development District will hold its regular monthly meetings for the Fiscal Year 2025/2026 at 6:00 p.m. and will be held at the Maureen B. Gauzza Public Library, located at 11211 Countryway Blvd. Tampa, Florida 33626. The meeting dates are as follows:

Monday, December 1, 2025
Monday, January 5, 2026
Monday, February 2, 2026
Monday, March 2, 2026
Monday, April 6, 2026
Monday, May 4, 2026
Monday, June 1, 2026
Monday, July 6, 2026
Monday, August 3, 2026
Monday, September 7, 2026

The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, (407) 566-1935, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty- eight (48) hours before the meeting by contacting the District Manager at (407) 566-1935. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Alize Aninipot, District Manager
November 21, 2025 25-03587H

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003712
Division B
IN RE: ESTATE OF NORMA ANN PARSONS,
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Norma Ann Parsons, deceased, File Number 25-CP-003712; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 801 E. Twiggs Street, Tampa, FL 33602; that the decedent's date of death was August 24, 2025; that the total value of the estate is personal property with the approximate amount of $3,320.67, and that the names and addresses of those to whom it has been assigned by such order are:

NORMA A. PARSONS RECOVABLE TRUST AS AMENDED AND RESTATED ON JULY 12, 2018
12004 Trevino Place
Tampa, FL 33624

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 21, 2025.

Karen Groh
12004 Trevino Place
Tampa, FL 33624
Jonathan P. Kinsella
Attorney for Petitioners
Email: Jonathan@HKHElderLaw.com
Secondary Email::
staff2@HKHElderLaw.com
Florida Bar No. 96398
HKH Elder Law
5235 16th Street North, Ste. 200
St. Petersburg, FL 33703
Telephone: (727) 343-8959
November 21, 28, 2025 25-03580H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003956
Division B
IN RE: ESTATE OF RAUL ROSADO
Deceased.

The administration of the estate of Raul Rosado, deceased, whose date of death was January 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 DA TE 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 DA TE OF DEATH IS BARRED.

The date of first publication of this notice is November 21, 2025.

Personal Representative:
Xiomara Rosado 11-07-25
17019 Clear Cork Drive
Wimauma, FL 33598
Attorney for Personal Representative:
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: agindea@ssclawfirm.com
Secondary E-Mail:
martascos@ssclawfirm.com
November 21, 28, 2025 25-03611H

Q&A
LV18227_V13
Who benefits from legal notices?
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.
When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

FIRST INSERTION

The Ballentrae Hillsborough Community Development District Notice of Meeting and Public Hearing on Proposed Amenity Policy Amendments and Associated Rental Fees

The Ballentrae Hillsborough 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 and adopt proposed amenity policies and rental fees for its facilities on **Monday, January 5, 2026,** at **6:00 p.m.** at the Ballentrae Clubhouse located at 11764 Thicket Wood Drive, Riverview, Florida 33579.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of rentals are borne in a fair manner for all user types. The proposed rates and fees are:

Type	Rate
Onsite Staffing During Rentals	$40-$60 per hour

The proposed fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the fee schedule 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 the establishment of such fee schedule.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place. Please check the District's website for the latest information: https://www.ballentraehillsboroughcdd.org/. A copy of the agenda will be available 7 days in advance of the meeting on the District's website. 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.

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, Brian Young, via email at byoung@gms-tampa.com or via telephone at (813) 344-4844, 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, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for aid in contacting the District Manager.

November 21, 2025 25-03581H

FIRST INSERTION

ENCORE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS [ADDITION OF THE EXPANSION AREA]

Pursuant to Section 197.3632, Florida Statutes, notice is hereby given that the Encore Community Development District ("**District**") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District. The Board of Supervisors ("**Board**") of the District will conduct a public hearing at **1:30 p.m., on January 8, 2026, at Ella at Encore, 1210 Ray Charles Blvd., Tampa, Florida 33602.**

The external boundaries of the District were recently expanded to include certain additional property ("**Expansion Area**"). The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments pursuant to Section 197.3632, Florida Statutes ("**Uniform Method**") to be levied by the District on properties located on land included in, or to be added to, the District, including the Expansion Area.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, stormwater management system improvements, public roadway improvements, water and wastewater improvements, hardscape/landscape/irrigation improvements, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 514-0400 ("**District Manager's Office**"), at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you 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 hearing 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.

Stephanie DeLuna, District Manager
Nov. 21, 28; Dec. 5, 12, 2025
25-03562H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-001374
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-TREEHOUSE SERIES VI TRUST,
Plaintiff, v.
OLIVER WAGNER NOEL, JR., et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 18, 2025 and entered in Case No. 25-CA-001374 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein OLIVER WAGNER NOEL, JR., are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on December 9, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 8, APOLLO BEACH UNIT ONE, PART ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 40-1 THROUGH 40-6, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 520 FAIRHOPE DR, APOLLO BEACH, FL 33572 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Joe Hynes, Esq.
FL Bar No.: 188654
Jimmy Edwards, Esq.
FL Bar No.: 81855
fcpleadings@ghidottiberger.com
November 21, 28, 2025 25-03602H

--- PUBLIC SALES / ESTATE / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-000010
FIFTH THIRD BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
JOEL URENA, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 25, 2024 in Civil Case No. 24-CA-000010 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FIFTH THIRD BANK, NATIONAL ASSOCIATION is Plaintiff and Joel Urena, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of December, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2, Block B, J & L Subdivision, according to the plat thereof as recorded in Plat Book 45, Page 77, of the Public Records of Hillsborough County, Florida.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-06150FL
November 21, 28, 2025 25-03610H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003808
Division A
IN RE: ESTATE OF RAYNALDO SEGUNDO CREWS a/k/a RAYNALDO S. CREWS,
Deceased.

The administration of the estate of RAYNALDO SEGUNDO CREWS a/k/a RAYNALDO S. CREWS, deceased, whose date of death was May 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. BOX 3360, Tampa, FL 33606. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 21, 2025

JENNIFER LEIGH CREWS BURRINGTON
Personal Representative
3301 Gulf City Road
Ruskin, FL 33570

JAMES P. HINES, JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
November 21, 28, 2025 25-03554H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-005375
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST,
Plaintiff, VS.
UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; UNKNOWN TENANT #1 N/K/A JOHNNY WRIGHT A/K/A JOHNNY LEE WRIGHT; UNKNOWN TENANT #2; WILLIE JAMES WRIGHT, JR.; 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 November 14, 2025 in Civil Case No. 25-CA-005375, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST is the Plaintiff, and UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; UNKNOWN TENANT #1 N/K/A JOHNNY WRIGHT A/K/A JOHNNY LEE WRIGHT; UNKNOWN TENANT #2; WILLIE JAMES WRIGHT, JR.; 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 January 12, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 218, FERN CLIFF, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11,PAGE(S) 33, 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 18th day of November, 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: 2025.11.18 14:58:17-05'00'
Foxit PDF Editor Version: 13.1.7
1133-3764B
November 21, 28, 2025 25-03607H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/05/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1985 CLAS mobile home bearing vehicle identification numbers 4412D3054A and 4412D3054B, and all personal items located inside the mobile home. Last Tenant: Eric Jason Babcock a/k/a Erick Babcock and Jennifer Lynn Chapman. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

November 21, 28, 2025 25-03614H

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 INKA POOL SERVICES located at 2208 CHEROKEE TRAIL in the City of VALRICO, Hillsborough, FL 33594 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of September, 2022

WILLIAM CALDERON
November 21, 2025 25-03603H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 24-CC-43906
SOUTH FORK III COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ERIC MWAURA, 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 53, SOUTH FORK TRACT Q PHASE 2, according to the Plat thereof as recorded in Plat Book 133, Page 194, of the Public Records of Hillsborough County, Florida, and any subsequent amendments to the aforesaid. With the following street address: 11857 Sunburst Marble Road, Riverview, FL 33579.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on December 18, 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 18th day of November, 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
November 21, 28, 2025 25-03605H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1089
IN RE: ESTATE OF ARLENE B. TEASLEY,
Deceased.

The administration of the estate of ARLENE B. TEASLEY, deceased, whose date of death was March 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 21, 2025.

ROBERT D. HINES
Personal Representative
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Robert D. Hines, Esquire
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, PL
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
November 21, 28, 2025 25-03544H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003828
IN RE: ESTATE OF BERNADETTE A. CIMPERMAN, aka BERNADETTE ANTOINETTE CIMPERMAN
Deceased.

The administration of the estate of BERNADETTE A. CIMPERMAN, also known as BERNADETTE ANTOINETTE CIMPERMAN, deceased, whose date of death was October 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 21, 2025.

CINDY SPURLING
Personal Representative
37526 Rio Lane
Zephyrhills, FL 33541

James P. Hines, Jr., Esq.
Attorney for Personal Representative
Florida Bar No. 61492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email: rhartt@hnh-law.com
November 21, 28, 2025 25-03593H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Joey Glenn Arose will engage in business under the fictitious name JGA INVESTMENT HOLDINGS, with a physical address 18019 KINGS PARK DRIVE TAMPA, FL 33647, with a mailing address 18019 KINGS PARK DRIVE TAMPA, FL 33647, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

November 21, 2025 25-03609H

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 ISRAEL HERITAGE FOUNDATION located at PO BOX 190164 in the City of BROOKLYN, Hillsborough, NY 11219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of November, 2025

CONGREGATION AYSHEL AVRAHAM
November 21, 2025 25-03604H

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 3943
IN RE: ESTATE OF JOSEPH E. GIBBS
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Joseph E. Gibbs, deceased, File Number 2025 CP 3943, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is POB 1110, Tampa, FL 33601; that the decedent's date of death was April 23, 2025; that the total value of the estate is $0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Julie E. Watson	614 Oakmont Ave. Sun City Center, FL 33573
Christopher J. Gibbs	391 Oakland Rd. Sweetwater, TN 37874

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 21, 2025.

Person Giving Notice:
Julie E. Watson
614 Oakmont Ave.
Sun City Center, FL 33573

Attorney for Person Giving Notice
Patrick L. Smith, Attorney
Florida Bar Number: 27044
179 N US Hwy 27, Suite F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail:
patrick@attorneypatricksmith.com
Secondary E-Mail:
becky@attorneypatricksmith.com
November 21, 28, 2025 25-03558H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-003928
Division: A
IN RE: ESTATE OF DAVID LEE UNELL,
Deceased.

The administration of the Estate of DAVID LEE UNELL, 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 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 21, 2025.

Personal Representative:
Lynette Silon-Laguna
6457 Rubia Circle
Apollo Beach, Florida 33572

Elaine N. McGinnis, Esq.
Florida Bar Number: 725250
324 N. Dale Mabry Highway,
Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
November 21, 28, 2025 25-03559H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003745
Div: A
IN RE: ESTATE OF JUDY ANN ALSCHEID,
Deceased.

The administration of the estate of JUDY ANN ALSCHEID, Deceased, whose date of death was July 14, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 21, 2025.

Personal Representative
Teresa Redman

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
November 21, 28, 2025 25-03553H

--- SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-031080
Div. H
HIGHLAND PARK NEIGHBORHOOD ASSOCIATION, INC.
Plaintiff, vs.
VINCENT BYRD, DEVON BYRD, 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 Crist, will sell the property situated in Hillsborough County, Florida, described as:

Lot 36, of HIGHLAND PARK PARCEL "N", according to the map or plat thereof, as recorded in Plat Book 105, Page(s) 20 through 29, inclusive, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 13th day of February, 2026.

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 13th day of November 2025.

FRISCIA & ROSS, P.A.
Matthew A. Parks, Esquire
Florida Bar #1064864
5550 W. Executive Drive, Ste 250
Tampa, Florida 33609
(813) 286-0888 \ (813) 286-0111 (FAX)
Primary Email:
mparks@frpalegal.com
Secondary Email:
ssanchez@frpalegal.com
Attorneys for Plaintiff
November 21, 28, 2025 25-03561H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-003306
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-TREEHOUSE SERIES VI TRUST,
Plaintiff, v.
ONE HOUR HOUSE SOLUTIONS LLC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 10, 2024 and entered in Case No. 25-CA-003306 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ASHLEY RADER AND ONE HOUR HOUSE SOLUTIONS LLC, et al., are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on December 1, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THE WEST 172 FEET OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8. TOWNSHIP 30 SOUTH, RANGE 21 EAST, LESS THE NORTH 140 FEET THEREOF, AND LESS ROAD RIGHT OF WAY ON THE SOUTH AND WEST BOUNDARIES OF CAPTIONED PROPERTY LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 3419 PEARSON ROAD, VALRICO, FL 33596 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd.,
Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Joe Hynes, Esq.
FL Bar No.: 188654
Jimmy Edwards, Esq.
FL Bar No.: 81855
fcpleadings@ghidottiberger.com
November 21, 28, 2025 25-03565H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 29-2024-CA-005340
UNITED WHOLESALE MORTGAGE, LLC,
Plaintiff, vs.
JACOB H. CROCKER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 08, 2025, and entered in 29-2024-CA-005340 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and JACOB H. CROCKER; EXCHANGE AT WESTSHORE HOMEOWNERS' ASSOCIATION, INC.; WELLS FARGO BANK, N.A. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on December 11, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 33, SOUTH WESTSHORE TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4810 W MCELROY AVENUE #7, TAMPA, FL 33611

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

IMPORTANT

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

Dated this 17 day of November, 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
24-212612 - NaC
November 21, 28, 2025 25-03596H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-005466
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
DALIA LAFON BENTLEY A/K/A DALIA L BENTLEY, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 13, 2025 in Civil Case No. 24-CA-005466 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Dalia Lafon Bentley a/k/a Dalia L Bentley, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of December, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 23, in Block 3 of RIVERBEND WEST PHASE 2, according to the Plat thereof, as recorded in Plat Book 128, Page 219, of the Public Records of Hillsborough County, Florida.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-06036FL
November 21, 28, 2025 25-03566H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
GENERAL CIVIL DIVISION
Case No.: 21-CA-008295
Division: F
COPPER CREEK OF RIVERVIEW HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
CALVIN COFIELD; LATOYA STALLINGS COFIELD; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession,
Defendants,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 12/20/2024, and Order Resetting Sale dated 10/27/2025, entered in Case No. 21-CA-008295 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein COPPER CREEK OF RIVERVIEW HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff, and CALVIN COFIELD and LATOYA STALLINGS COFIELD., et al., are the Defendants, Victor D. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at http://www.hillsborough.realforeclose.com. at 10:00 AM, on the 28th of January 2026, the following described property as set forth in said Final Judgment:

Lot 189, Copper Creek Phase 1, according to the map or plat thereof, as recorded in Plat Book 124, Page(s) 176 through 189, inclusive, of the Public Records of Hillsborough County, Florida.
PIN U-07-31-20-A02-000000-00189.0
a.k.a, 12827 BUFFALO RUN DR
Folio 077652-3846

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (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/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esquire
Florida Bar No. 16237
ZP Legal, PLLC
4100 Central Avenue
St. Petersburg, FL 33711
Telephone: (727) 440-4407
szetrouer@zp-legal.com
cos@zp-legal.com
November 21, 28, 2025 25-03560H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-CA-007410
SECTION # RF
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
DAYNA JUNAY CONEY A/K/A DANA CONEY A/K/A DANA J. CONEY; EAGLE PALMS HOMEOWNERS ASSOCIATION INC.; EAGLE PALMS PHASE 3 HOMEOWNERS ASSOCIATION INC.; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; OAK CREEK OWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MITCHELL STEPHEN POWELL, JR. A/K/A MITCHELL S. POWELL, JR. A/K/A MITCHELL POWELL; UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 08 day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 99, EAGLE PALM PHASE 3B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 131, PAGES 130 THROUGH 133, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 8681 FALLING BLUE PLACE, RIVERVIEW, FL 33578

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

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

Dated this 14 day of November 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
25-03018
November 21, 28, 2025 25-03570H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-002642
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
COURTNEY DAWSON-JOHNSON A/K/A COURTNEY DAWSON JOHNSON, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 16, 2025 in Civil Case No. 25-CA-002642 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Courtney Dawson-Johnson a/k/a Courtney Dawson Johnson, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of December, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 13, Block 3, Lakeview Village Section "H" Unit 1, according to the map or plat thereof, as recorded in Plat Book 79, Page(s) 23-1 through 23-4, inclusive, of the Public Records of Hillsborough County, Florida.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11412FL
November 21, 28, 2025 25-03567H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24CA004591
LOAN FUNDER LLC, SERIES 41457,
Plaintiff, vs.
BRIDGEPORT PROPERTIES, LLC, a Florida Limited Liability Company; ANGEL SANTOS; SUN LAKES PROPERTY OWNERS' ASSOCIATION, INC.; ALL UNKNOWN TENANTS AND PERSONS IN POSSESSION,
Defendants.

NOTICE IF HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on October 13, 2025 in the Civil Case No. 24CA004591 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein the Clerk of the Court, Victor D Crist, will on DECEMBER 1, 2025 at 10:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com/ in accordance with Chapter 45, Florida Statutes for the following described property situated in Citrus County, Florida:

LOT 12, BLOCK 4, SUN LAKES SUBDIVISION, ACCORDING TO PLAT BOOK 52, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 1618 Bentwood Drive, Sun City Center, Florida 33573

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

If the sale is set aside for any reason, the Purchase 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 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

Dated 18th day of November 2025.

Respectfully submitted,
TIFFANI N. BROWN LAW, PLLC
/s/ Tiffani N. Brown
TIFFANI N. BROWN, ESQ.
Florida Bar No. 1008812
Tiffani N. Brown Law, PLLC
12574 Flagler Center Blvd. Suite 101
Jacksonville, FL 32258
Phone: (850) 312-1323
Fax: (850) 213-6504
tbrown@tnbrownlaw.com
Attorneys for Plaintiff
November 21, 28, 2025 25-03595H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-CA-003880
SECTION # RF
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR HOMES MORTGAGE TRUST,
Plaintiff, vs.
BAY STREET CAPITAL LLC A/K/A BAY STREET CAPITAL, LLC; JOSHUA B. KANTOR; 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 15 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

The West 60 feet of Lot 7, Block 4, Apollo Beach Unit One - Part Two, according to the map or plat thereof, as recorded in Plat Book 34, Page 41, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 6015 FAUNA LN, APOLLO BEACH, FL 33572

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

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

Dated this 17 day of November 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
24-03783
November 21, 28, 2025 25-03597H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-006521
DIVISION: A
ELLINGTON OPPORTUNITIES MAIN MASTER FUND LP,
Plaintiff, v.
FAITH MIRACLE PROPERTY LLC, a Florida Limited Liability Company; SHELLY MAYES, an Individual; LENA MEADOWCROFT, an Individual; MEADOWCROFT PROPERTIES LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated October 30, 2025 entered in Civil Case No. 24-CA-006521 DIVISION: A in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ELLINGTON OPPORTUNITIES MAIN MASTER FUND LP, Plaintiff and FAITH MIRACLE PROPERTY LLC, a Florida Limited Liability Company; SHELLY MAYES, an Individual; MEADOWCROFT PROPERTIES LLC; UNKNOWN TENANT #1 are defendants, Victor D. Crist, Clerk of Court, will sell the property at www.hillborough.realforeclose.com beginning at 10:00 AMon December 29, 2025 the following described property as set forth in said Final Judgment, to-wit:.

Lot 10, Block 3, Buffalo Subdivision, according to the Plat thereof, recorded in Plat Book 4, Page(s) 92, of the Public Records of Hillsborough County, Florida

Property Address: 922 East Ida Street, Tampa, FL 33603

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

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

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

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 3087.000078
November 21, 28, 2025 25-03571H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-007910
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-FLAT SERIES VI TRUST,
Plaintiff, v.
UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BERNADETTE V. JAHNS, DECEASED, 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 BERNADETTE V. JAHNS, DECEASED
Last Known Address: 1403 Hacienda Dr., Sun City Center, FL 33573
RANDALL SHAWN JAHNS A/K/A RANDALL S. JAHNS A/K/A RANDY JAHNS
Last Known Address: 4444 W Box Canyon Drive, Eloy, AZ 85131

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

A tract consisting of part of each Lots 5 and 6, Block "G" of Del Webb`s Sun City Unit No. 2, Florida, Unit No. 2, according to the map or plat thereof as the same is recorded in Plat Book 38, Page 18, of the Public Records of Hillsborough County, Florida, said tract being described as follows: From the Southeast corner of said Lot 5, run Northerly along the curved Easterly boundary of said Lot 5 an arc distance of 42.81 feet (chord 42.81 feet, chord bearing - North 8°48`22" East); run thence North 80°29`13" West a distance of 100 feet to a point on the curved Westerly boundary of said Lot 5; run thence Southerly along said curved Westerly boundary of Lot 5 an arc distance of 44.69 feet (chord - 44.69 feet, chord bearing - South 8°48`22" West) to the Southwest corner of said Lot 5; run thence Southerly along the curved Westerly boundary of said Lot 6 an arc distance of 38.75 feet (chord - 38.75 feet, chord bearing South 7°47`51" West); run thence South 82°30`15" East a distance of 100.0 feet to a point on the curved Easterly boundary of said Lot 6; run thence Northerly along said curved Easterly boundary of Lot 6 an arc distance of 37.11 feet (chord - 37.11 feet, chord bearing North 7°47`51" East) - to the point of beginning.

including the buildings, appurtenances, and fixture located thereon.

Property Address: 1403 Hacienda Dr., Sun City Center, FL 33573 (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 12/22/2025 (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 14 day of November, 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
November 21, 28, 2025 25-03357H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 19-CA-007246
DIVISION: G
U.S. Bank Trust Company, National Association, as Trustee, Successor in Interest to U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-HR1, Mortgage Pass-Through Certificates, Series 2006-HE1
Plaintiff, -vs.-
Kristi R. Harvey; Unknown Spouse of Kristi R. Harvey; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 19-CA-007246 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. Bank Trust Company, National Association, as Trustee, Successor in Interest to U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-HR1, Mortgage Pass-Through Certificates, Series 2006-HE1, Plaintiff and Kristi R. Harvey 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 10, 2025, the following described property as set forth in said Final Judgment, to-wit:

THE NORTH 20 FEET OF LOT 17 AND THE SOUTH 31 FEET OF LOT 18, BLOCK 1, CORRECTED MAP OF GARDEN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 42, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THE WEST 1/2 OF ALLEY ABUTTING THEREON.

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

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

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

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd.,
Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
19-320118 FC01 WNI
November 21, 28, 2025 25-03542H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 24-CA-003493
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
DIEGO LOPEZ VALDES; JOYCEE LOPEZ; CYPRESS MILL COMMUNITY ASSOCIATION, INC.; LEN-CYPRESS MILL, LLC;
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure signed October 12, 2025, and entered in Case No. 24-CA-003493, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. NATIONSTAR MORTGAGE LLC, is Plaintiff and DIEGO LOPEZ VALDES; JOYCEE LOPEZ; CYPRESS MILL COMMUNITY ASSOCIATION, INC.; LEN-CYPRESS MILL, LLC, are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 8TH day of DECEMBER, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3, IN BLOCK 38, OF CYPRESS MILL PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 86, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

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

Dated this 12th day of November, 2025
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
NS19785-24/sap
November 21, 28, 2025 25-03543H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 24-CC-9053
BAYSIDE KEY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ANTONIO MIGUEL BURGOS, UNKNOWN SPOUSE OF MIGUEL BURGOS, UNKNOWN TENANT IN POSSESSION 1 AND UNKNOWN TENANT IN POSSESSION 2
Defendants.

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

Lot 5, Block R, BAYSIDE KEYPHASE II, according to the plat thereof as recorded in Plat Book 75, page 50, Public Records of HILLSBOROUGH County, Florida.

Property Address: 6230 Bayside Key Drive, Tampa, Fl 33615.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on December 18, 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 18th day of November, 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
November 21, 28, 2025 25-03606H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-008336
GROW FINANCIAL FEDERAL CREDIT UNION,
Plaintiff, vs.
JEANETTE L. BRENNAN, et al,
Defendant(s).

To: JEANETTE L. BRENNAN
Last Known Address:
9305 N Highland Ave
Tampa, FL 33612
Current Address: Unknown

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

LOT 17, BLOCK 9, MARJORY B. & W. E. HAMNER'S FLORILAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 9305N HIGHLAND AVE TAMPA FL 33612

has been filed against you and you are required to file written defenses by 12/16/2025, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

**See the Americans with Disabilities Act

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

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

WITNESS my hand and the seal of this court on this 10 day of November, 2025.

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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-009927
November 21, 28, 2025 25-03601H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 29-2024-CA-006717
Division H
SELECT PORTFOLIO SERVICING, INC.
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF PEDRO MALAVE, DECEASED, JANITZA MALAVE, AS KNOWN HEIR OF PEDRO MALAVE, et al.
Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF PEDRO MALAVE, DECEASED
CURRENT RESIDENCE UNKNOWN

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

LOT 3, BLOCK U, HAMNERS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 7108 N 10TH ST, TAMPA, FL 33604 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 12/22/2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: November 14, 2025.

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

Jennifer M. Scott
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
246300/2425763/and
November 21, 28, 2025 25-03600H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-008125
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
SHARON THOMAS, et al.,
Defendant.

To: SHARON THOMAS
1603 E GENESEE ST, TAMPA, FL 33610
SHARON THOMAS
3212 E 22ND AVE, TAMPA, FL 33605
UNKNOWN SPOUSE OF SHARON THOMAS
1603 E GENESEE ST, TAMPA, FL 33610
UNKNOWN SPOUSE OF SHARON THOMAS
3212 E 22ND AVE, TAMPA, FL 33605
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 7, BLOCK 11, BONITA, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 71 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 Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 12/12/2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 6th day of November, 2025.

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-11986FL
November 21, 28, 2025 25-03551H

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-008085
DIVISION: O
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Chlorene S. Taylor a/k/a Chlorene Sandy Taylor a/k/a Chlorene Sandy H. Taylor f/k/a Chlorene S. Hammer, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Barbie Lynn Eastman f/k/a Barbie L. Taylor; Terry Jordan f/k/a Terry J. Taylor; Unknown Spouse of Barbie Lynn Eastman f/k/a Barbie L. Taylor; Unknown Spouse of Terry Jordan f/k/a Terry J. Taylor; Sun City Center Community Association, Inc.; Gantree Property 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).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Chlorene S. Taylor a/k/a Chlorene Sandy Taylor a/k/a Chlorene Sandy H. Taylor f/k/a Chlorene S. Hammer, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s):

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:

LOT 1, GANTREE SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE 83, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 211 Rickenbacker Drive, Sun City Center, FL 33573.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 12/19/2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

WITNESS my hand and seal of this Court on the 13 day of November, 2025.

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

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
25-333518 FC01 RFT
November 21, 28, 2025 25-03598H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-005903
GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1,
Plaintiff, v.
UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENIE LOVE WILLIAMS, et al.,
Defendants.

TO: LAMARR DARIUS SPENCER
Last Known Address: 1414 S. Dairy Ashford Rd., Apt 813, Houston, TX 77077
HARVEST WILLIAMS
Last Known Address: 540 Helms Rd, Colquitt, GA 39837.
HAMON WILLIAMS
Last Known Address: 5609 McIver Drive, Albany, GA 31705.
HAZEL PETERSON
Last Known Address: 1404 Whispering Pines Road, Apt Q2 Albany, GA 31707.
GERALDINE PATRICIA MCGEE
Last Known Address: 2640 E 8 Mile Road, Apt. 110, Detroit, MI 48234.
DERRICK COMEDY
Last Known Address: 25301 Lake Shore Blvd, Apt C2, Euclid, OH 44132.
ERIC COMEDY
Last Known Address: 25301 Lake Shore Blvd, Apt C2, Euclid, OH 44132.
FELICIA FELDER
Last Known Address: 1029 Adeline Street, Montgomery, AL 36108.
ERIC HARRIS
Last Known Address: 1029 Adeline Street, Montgomery, AL 36108.

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

LOT 15, BLOCK 1, OF 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 December 23, 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 17 day of November, 2025.

VICTOR D. CRIST
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
November 21, 28, 2025 25-03592H

--- PUBLIC SALES ---

FIRST INSERTION

Public Notice
Effective Nov. 1, 2025,
Max Kenny Fon-Sing, MD, will no longer be providing care at Optum.

Patients of Dr. Fon-Sing may continue care at Optum – Bloomingdale.

Patients can obtain copies of their medical records at:
Optum – Bloomingdale
1291 Bloomingdale Ave.
Valrico, FL 33596
Phone: 1-813-653-1880
Fax: 1-813-654-2778

Nov. 21, 28; Dec. 5, 12, 2025
25-03594H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-010587
TIMOTHY KECKLER,
Plaintiff, vs.
MOCS LLC; CEDRIC POWELL, PAY AT CLOSE LOANS INC., STEALTHCO SOLUTIONS,
Defendant(s),

NOTICE is hereby given that a civil action commenced on or about October 23, 2025, and is now pending as case number 2025-CA-010587 in the Circuit Court in the State of Florida, County of Hillsborough.

The name of the unserved party to the action is:
Pay at Close Loans, Inc.
19689 7th Ave. Ne 178, Poulsbo, WA 98370

and the nature of the proceeding is an action for Mortgage Foreclosure.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578, by 12/18/2025 or 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant 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.

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 12 day of November 2025.

VICTOR D. CRIST.
AS CLERK OF THE COURT
(SEAL) BY Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

/s/ Stephen K. Hachey
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of
Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Drive
Riverview, FL 33578
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
November 21, 28, 2025 25-03556H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-010587
TIMOTHY KECKLER,
Plaintiff, vs.
MOCS LLC; CEDRIC POWELL, PAY AT CLOSE LOANS INC., STEALTHCO SOLUTIONS,
Defendant(s),

NOTICE is hereby given that a civil action commenced on or about October 23, 2025, and is now pending as case number 2025-CA-010587 in the Circuit Court in the State of Florida, County of Hillsborough.

The name of the unserved party to the action is:
Stealthco Solutions
223 Flamingo Drive, Apollo Beach, FL 33572

and the nature of the proceeding is an action for Mortgage Foreclosure.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578, by 12/19/25 or 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant 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.

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 13 day of November 2025.

VICTOR D. CRIST.
AS CLERK OF THE COURT
(SEAL) BY Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

/s/ Stephen K. Hachey
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of
Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Drive
Riverview, FL 33578
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
November 21, 28, 2025 25-03555H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-006842 DIV: O
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE LB-FLAT SERIES VI TRUST,
Plaintiff, v.
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST KENNETH LEE, DECEASED; et al,
Defendant(s).

To the following Defendant(s):

KENNETH LEE, JR., A/K/A JUNIOR BERRIES LEE
(Last Known Address: 116 E. PINE STREET, JUNCTION CITY, KS 66441)
RUTH VAUGHAN A/K/A RUTH VAUGH
(Last Known Address: 7377 NW 48TH CT, Lauderhill, FL 33319)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

THE EAST 31 FEET OF LOT 8 ALL OF LOT 9, BLOCK 2, REVISED MAP OF VILLA BONNIEVENTURE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 504 EAST EMILY STREET, TAMPA, FL 33603

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 by 12/5/25, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 30th day of October, 2025.

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

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
November 21, 28, 2025 25-03550H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-009346
DYCK-O'NEAL INC,
Plaintiff, VS.
ANDREA NEALY; et al.,
Defendant(s).

TO: R L Building Contractors Inc
Last Known Residence: 4701 E. Hanna Ave Tampa, FL 33610

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

LOT 22, BLOCK 8, NORTHVIEW HILLS UNIT 3, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 69 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TOGETHER WITH THAT PORTION OF VACATED ROAD ABUTTING ON THE EAST GRANTED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 9881, PAGE 461

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 12/18/2025, 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 NOV 12 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
1590-046B
Ref# 13137
November 21, 28, 2025 25-03590H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-007359
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
ALEX MICHAEL WHITE, et al.,
Defendant.

To: COLIN MATTHEW WHITE, 6934 JAMESTOWN MANOR DR, RIVERVIEW, FL 33578
UNKNOWN SPOUSE OF COLIN MATTHEW WHITE, 6934 JAMESTOWN MANOR DR, RIVERVIEW, FL 33578

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 17, BLOCK 3, LAKE ST. CHARLES, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 12, 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 Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 12/19/2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 13 day of November, 2025.

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
23-07728FL
November 21, 28, 2025 25-03591H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 25-CA-008526
Division E
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST 2006-CB 1 MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-CB 1
Plaintiff, vs.
CLEMENT C STEVENSON A/K/A CLEMENT CUPID STEVENSON, DONA VEEN STEVENSON A/K/A DONA VEEN STEVESNON, et al.
Defendants.

TO: DONA VEEN STEVENSON A/K/A DONA VEEN STEVESNON
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
18420 MEADOW BLOSSOM LANE
TAMPA, FL 33647
UNKNOWN TENANTS/OWNERS 1
BELIEVED TO BE A VOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
18420 MEADOW BLOSSOM LANE
TAMPA, FL 33647

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

LOT 96, BLOCK 9, OF CROSS CREEK PARCEL "K" PHASE 2C, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 92, PAGE 71, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 18420 MEADOW BLOSSOM LN, TAMPA, FL 33647 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, by 12/23/25 or 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in·a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljudl3.org.

Dated: November 17, 2025.

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

Jennifer M. Scott
Kass Shuler, P.A.,
plaintiffs attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
320250/2529185/MTS
November 21, 28, 2025 25-03599H

--- PUBLIC SALES ---

FIRST INSERTION

VILLAGES OF BLOOMINGDALE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Villages of Bloomingdale Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Hillsborough County, Florida, and has a general fund and debt service fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 4530 Eagle Falls Place, Tampa, FL 33619, via e-mail at rsantos@gms-tampa.com, and by telephone at (813) 344-4844.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Rebecca Santos at rsantos@gms-tampa.com. Proposals must be received by **12:00 p.m. on Tuesday, December 9, 2025.** Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Villages of Bloomingdale Community Development District
Jason Greenwood, District Manager
November 21, 2025 25-03585H

SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0539650602
File No.: 2025-845
Certificate No.: 2023 / 5068
Year of Issuance: 2023
Description of Property:
CASA REEF A
CONDOMINIUM UNIT 1A
PLAT BK / PG: 13 / 1
SEC - TWP - RGE: 21 - 31 - 19
Name(s) in which assessed:
CHRISTOPHER SHEPHERD

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

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

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

Dated 10/23/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Oct. 31; Nov. 7, 14, 21, 2025
25-03345H

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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 Gabreelle Stewart, Deputy Clerk
Oct. 31; Nov. 7, 14, 21, 2025
25-03350H

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0880678440
File No.: 2025-852
Certificate No.: 2023 / 9320
Year of Issuance: 2023
Description of Property:
BLOOMINGDALE SECTION DD PH 3 AND PH 4 UNIT 2 LOT 6 BLOCK 2
PLAT BK / PG: 89 / 81
SEC - TWP - RGE: 18 - 30 - 21
Name(s) in which assessed:
CHRISTOPHER J MERLONE

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

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

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

Dated 10/20/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Oct. 31; Nov. 7, 14, 21, 2025
25-03348H

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0855901108
File No.: 2025-851
Certificate No.: 2023 / 8985
Year of Issuance: 2023
Description of Property:
EAST BRANDON ESTATES LOT 25 BLOCK 2
PLAT BK / PG: 46 / 31
SEC - TWP - RGE: 19 - 29 - 21
Name(s) in which assessed:
AMAR AND KHAMWATIE LEELA M SINGH
AMAR SINGH
KHAMWATIE LEELA MANSINGH SINGH

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

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

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

Dated 10/20/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Oct. 31; Nov. 7, 14, 21, 2025
25-03349H

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1433855354
File No.: 2025-843
Certificate No.: 2023 / 12403
Year of Issuance: 2023
Description of Property:
UNIVERSITY OAKWOODS VI A CONDOOMINIUM 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 Gabreelle Stewart, Deputy Clerk
Oct. 31; Nov. 7, 14, 21, 2025
25-03351H

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1089550508
File No.: 2025-854
Certificate No.: 2023 / 10936
Year of Issuance: 2023
Description of Property:
A D APARTMENTS 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 Gabreelle Stewart, Deputy Clerk
Oct. 31; Nov. 7, 14, 21, 2025
25-03347H

SUBSEQUENT INSERTIONS

--- TAX DEEDS / PUBLIC SALES / ACTIONS ---

THIRD 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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0140410000
File No.: 2025-841
Certificate No.: 2023 / 1368
Year of Issuance: 2023
Description of Property:
TRACT BEG 217.33 FT E OF SW COR OF SW 1/4 OF NW 1/4 OF SE 1/4 AND RUN E 442.67 FT TO SE COR OF SW 1/4 OF NW 1/4 OF SE 1/4 N 117.35 FT S 82 DEG 17 MIN 21 SEC W 387.35 FT S 10.09 FT AND S 53 DEG 35 MIN W 72.9 FT TO BEG
SEC - TWP - RGE: 13 - 27 - 18
Name(s) in which assessed:
KATHY N RIGAU

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

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

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

Dated 10/20/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Oct. 31; Nov. 7, 14, 21, 2025
25-03352H

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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 Gabreelle Stewart, Deputy Clerk
Oct. 31; Nov. 7, 14, 21, 2025
25-03346H

THIRD 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

THIRD 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-006818
PACIFIC ASSET HOLDING, LLC. A DELAWARE LIMITED LIABILITY COMPANY, A WHOLLY-OWNED SUBSIDIARY OF PACIFIC LIFE INSURANCE COMPANY,
Plaintiff, vs.
ERSON RODRIGUEZ, et al.,
Defendant.

To: ERSON RODRIGUEZ
2525 N VALRICO ROAD, SEFFNER, FL 33584
UNKNOWN SPOUSE OF ERSON RODRIGUEZ
2525 N VALRICO ROAD, SEFFNER, FL 33584
UNKNOWN TENANT IN POSSESSION 1
2525 N VALRICO ROAD, SEFFNER, FL 33584
UNKNOWN TENANT IN POSSESSION 2
2525 N VALRICO ROAD, SEFFNER, FL 33584
R L BUILDING CONTRACTORS INC.
4701 E HANNA AVENUE, TAMPA, FL 33610
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT(S) 3 AND 4, SCANLON COUNTRY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE(S) 21, 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 Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 12/16/2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 10 day of November, 2025.

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-12474FL
November 14, 21, 2025 25-03526H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 25-CA-003581
Division D
GTE FEDERAL CREDIT UNION
Plaintiff, vs.
SEVIN SUSAN TAYLOR A/K/A SEVIN S. TAYLOR, et al.
Defendants.

TO: SEVIN SUSAN TAYLOR A/K/A SEVIN S. TAYLOR
LAST KNOWN ADDRESS
418 FOREST PARK AVE
TEMPLE TERRACE, FL 33617
UNKNOWN TENANTS/OWNERS 1
BELIEVED TO BE AVOIDING SERVICE AT:
418 FOREST PARK AVE
TEMPLE TERRACE, FL 33617
UNKNOWN SPOUSE OF SEVIN SUSAN TAYLOR A/K/A SEVIN S. TAYLOR
LAST KNOWN ADDRESS
418 FOREST PARK AVE
TEMPLE TERRACE, FL 33617
CRAIG L. SPURLING
LAST KNOWN ADDRESS
3412 W. WALLCRAFT AVE.
TAMPA, FL 33611

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

LOT 12, BLOCK B-3, TEMPLE TERRACE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 418 FOREST PARK AVE, TEMPLE TERRACE, FL 33617 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 12/11/2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: November 5, 2025.

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

Jennifer M. Scott
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
181350/2426311/and
November 14, 21, 2025 25-03536H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025 CP 001239
IN RE: DEBORA DARLENE WIGGINS-MUTTON,
Deceased.

The administration of the estate of Debora Darlene Wiggins-Mutton, deceased, whose date of death was December 19, 2024; is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Rm 204, 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, on whom a copy of this notice is required 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 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 14, 2025

PAULA R. WIGGINS
Personal Representative
4746 Sabal Key Drive
Bradenton, FL 34203
Shelli Freeland Eddie, Esq.
Attorney for Personal Representative
Email: freelandeddielaw@gmail.com
Secondary email:
assistant.freelandeddielaw@gmail.com
Florida Bar No.: 0797871
THE FREELAND EDDIE
LAW GROUP, P.A.
P.O. BOX 592
Sarasota, FL 34230
Telephone: (941) 348-2389;
(941) 328-2274
November 14, 21, 2025 25-03482H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-001720
IN RE: ESTATE OF CHRISTOPHER WENTLER KRUINING
Deceased,

The administration of the estate of Christopher Wentler Kruining, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

Personal Representative;
Suzanne Gerstner
1318 Village Court
Brandon, Florida 33511
Attorney for Personal Representative;
Sean White, Esq.
Florida Bar No. 1044113
Panther Law, P.A.
4624 Gall Blvd, Ste 10
Zephyrhills, Florida 33542
Telephone: (813) 425-4373
Fax: (813) 425-4373
E-Mail: seanw@pantherlawfl.com
Secondary E-Mail:
pleadings@pantherlawfl.com
November 14, 21, 2025 25-03499H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE THIRTEEN JUDICIAL CIRCUIT FOR HILLSOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP003625
IN RE: ESTATE OF BRIAN D. BOCKLUND a/k/a BRIAN BOCKLUND,
Deceased

The Administration of the estate BRIAN D. BOCKLUND, Deceased, whose date of death was June 11, 2025, is pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Probate Division, the address of which is Probate, Department 2nd Floor Room 206, 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with the 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 the first publication of this notice is November 14, 2025.

Personal Representative
/S/ John K. Sweeney
John K. Sweeney
Personal Representative
28 Santa Fe Drive
Lititz, Pennsylvania 17543
Attorney for Personal Representative
/S/ Patricia L. Ferrari
Patricia L. Ferrari, Esq.
Attorney for Personal Representative
Ferrari.attorney@gmail.com
Fla. Bar No. 350427
19337 Shumard Oak Drive, Suite 102
Land O Lakes, Florida 34638
813-597-8341
November 14, 21, 2025 25-03483H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-002468
IN RE: ESTATE OF THOMAS AUSTIN ISAAC
Deceased,

The administration of the estate of Thomas Austin Isaac, deceased, whose date of death was January 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

Personal Representative;
John Frank Werner
710 West Sylvan Drive
Brandon, Florida 33510
Attorney for Personal Representative;
Sean White, Esq.
Florida Bar No. 1044113
Panther Law, P.A.
4624 Gall Blvd, Ste 10
Zephyrhills, Florida 33542
Telephone: (813) 425-4373
Fax: (813) 425-4373
E-Mail: seanw@pantherlawfl.com
Secondary E-Mail:
pleadings@pantherlawfl.com
November 14, 21, 2025 25-03498H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002857
IN RE: ESTATE OF CAROL JO MEADOR
Deceased.

The administration of the estate of CAROL JO MEADOR, deceased, whose date of death was May 26, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 14, 2025.

SUSAN DIANE SMITH
401 Bracken Lane
Brandon, FL 33551
JL LAW PLLC
VOJA JIM LONCARSKI
Attorneys for Personal Representative
801 West Bay Drive
Suite 312
Largo, FL 33770
Telephone: (727) 488-5869
Florida Bar No. 528811
Email Addresses: JL@jim-law.com
November 14, 21, 2025 25-03533H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003448
Division B
IN RE: ESTATE OF JO ANN KENT
Deceased.

The administration of the Estate of JO ANN KENT, deceased, whose date of death was August 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

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

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

The date of first publication of this notice is: November 14, 2025.

Patricia K. Walker
6063 Lakeside Dr.
Lutz, FL 33558
Jolyon D. Acosta, Esq.
Attorney for Personal Representative
Florida Bar No. 31500
Bush Ross, P.A.
1801 N. Highland Ave.
Tampa, FL 33602
Telephone: 813-224-9255
Email: jacosta@bushross.com
Secondary Email:
lsamuiloff@bushross.com
8JL568803
November 14, 21, 2025 25-03530H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No 25.CP.003765
Div. A
IN RE: ESTATE OF JINNY M SHEARER,
Deceased.

The administration of the estate of Jinny M Shearer, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 14, 2025.

Personal Representative:
Susanne Speciale
2929 SE Ocean Boulevard
Unit 141 -8
Stuart, FL 34996
Attorney for Personal Representative:
David M. Scully
E-Mail Addresses:
david@lovingscully.com
jack@lovingscully.com
Florida Bar No. 0122520
Loving Scully Law Group PLLC
888 South Andrews Avenue, Suite 302
Fort Lauderdale, FL 33316
Telephone: 954-764-1005
November 14, 21, 2025 25-03481H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002545
IN RE: ESTATE OF JOYCE L. WILLIS,
Deceased.

The administration of the estate of JOYCE L. WILLIS, deceased, whose date of death was May 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 14, 2025.

Personal Representative:
R. MICHAEL WILLIS
16209 Talavera De Avila
Tampa, FL 33613
Attorney for Personal Representative:
DOUGLAS J. ELMORE
Florida Bar No. 0020858
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses for service:
Primary:
delmore@williamsparker.com
Secondary:
mbussiere@williamsparker.com
November 14, 21, 2025 25-03500H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Civil Action # 2024-CA-009104
Div. A
KATRINA L. IRWIN, as Successor Trustee of the Ronald L. Irwin Revocable Trust under agreement dated 1 July 1989,
plaintiff, vs.
HOME FORECLOSURE DEFENSE, LLC, a dissolved Florida limited liability company; the grantees, assignees, lienors, creditors, trustees, and other claimants, who may claim some right, title or interest under or through Home foreclosure Defense, LLC; HILLSBOROUGH COUNTY, FLORIDA; REGIONS BANK, and its successors and assigns, and THE CITY OF TAMPA, FLORIDA,
defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated the 2nd day of October 2025, and entered in Case No. 2024-CA-009104 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida., Victor D. Crist, the Clerk of the Court will sell to the highest and best bidder for cash., the following described property as set forth in said Final Judgment, to-wit:

Lot 22 and west ½ of closed alley abutting thereon, Block 11, GRANT PARK SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 6, page 30 of the Public Records of Hillsborough County, Florida.

And commonly known as: 3621 North 55th Street, Tampa, Florida 33619.

The judicial sale will be conducted electronically on-line at the following website: http://www.hillsborough.realforeclose.com at 10:00 a.m. on the 10th day of December 2025.

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 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 working days before the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, Fl 33602 Phone: 813.272.704; Hearing Impaired: 1800.955.8771; Voice Impaired:1.800.955.8770; or e-mail ADA@fljuv13.org.

DATED, this 5th day of November, 2025.

WOODS & WOODS, P. A.
Attorneys for the Plaintiff
T. Michael Woods
Fla. Bar #132993
612 E. Colonial Dr., Ste. 190
Orlando, FL 332803
407.481.2993
mike@woodslaworlando.com
November 14, 21, 2025 25-03480H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2249
Division: B
IN RE: ESTATE OF BRENDA L. JOCHUMS-SLEZ,
Deceased.

The administration of the estate of BRENDA L. JOCHUMS-SLEZ, deceased, whose date of death was January 4, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the street address of which is 800 East Twiggs Street, Tampa, Florida 33602.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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 or a beneficiary as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: November 14, 2025.

Justin Jochums
Personal Representative
245 W. Chestnut Street
Canton, IL 61520
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, PERRON, SHEA, & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
November 14, 21, 2025 25-03529H

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003518
IN RE: ESTATE OF HELMUT A. KLENK
Deceased.

The administration of the estate of HELMUT A. KLENK, deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 14, 2025.

JACQUELINE TROSTERUD
3660 Ellis Road
Fort Myers, FL 33905
JL LAW PLLC
VOJA JIM LONCARSKI
Attorneys for Personal Representative
801 West Bay Drive
Suite 312
Largo, FL 33770
Telephone: (727) 488-5869
Florida Bar No. 528811
Email Addresses: JL@jim-law.com
November 14, 21, 2025 25-03534H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLBSOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003478
IN RE: ESTATE OF JAMES LOUIS CORREA,
Deceased.

The administration of the estate of JAMES LOUIS CORREA, deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 14, 2025.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
November 14, 21, 2025 25-03484H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-003648
IN RE: ESTATE OF ARTHUR DENNIS CLARKE,
Deceased.

The administration of the estate of ARTHUR DENNIS CLARKE, deceased, whose date of death was July 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 PERJODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is November 14, 2025.

Personal Representative:
CHRISTOPHER A. CLARKE
3525 Bridle Creek Dr.
Suwanee, Georgia 30024
Attorney for Personal Representative:
JENNIFER L. TERRANA, ESQ.
Florida Bar Number: 77648
1262 Dr. Martin Luther King Jr. St. N.
St. Petersburg, FL 33705
Telephone: (727) 270-9004
E-Mail: terranalaw@gmail.com
November 14, 21, 2025 25-03528H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY STATE OF FLORIDA
PROBATE DIVISION
File Number 25-CP-3700
Section W
IN RE: ESTATE OF JUDITH B. TRAUNER,
Deceased.

The administration of the estate of JUDITH TRAUNER deceased, whose date of death was September 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is:
Clerk of the Circuit Court
Probate Division
Post Office Box 1110
Tampa, Florida 33601

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 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.

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: November 14, 2025.

MICHAEL TRAUNER
2792 Oak Crest Drive
Plant City, Florida 33565
/s/ Lexy M. Bubley-Creighton
Lexy M. Bubley-Creighton, Esquire
Attorney For Personal Representative
Florida Bar No. 1026786
BUBLEY & BUBLEY, P.A.
12960 N. Dale Mabry Highway
Tampa, Florida 33618
Telephone (813) 963-7735
E-mail: LMB@bubleylaw.com
November 14, 21, 2025 25-03485H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-007852
AMWEST FUNDING CORP,
Plaintiff, v.
DAVID SHECHTER; et al,
Defendant(s).

To the following Defendant(s):
UNKNOWN TENANT #1
(Last Known Address: 16634 Carlton Pond Street, Wimauma, FL 33598)
UNKNOWN TENANT #2
(Last Known Address: 16634 Carlton Pond Street, Wimauma, FL 33598)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:
LOT 54, OF CREEK PRESERVE PHASES 2, 3, AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 16634 CARLTON POND STREET, WIMAUMA, FL 33598

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 by 12/5/2025, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 30th 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
Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
November 14, 21, 2025 25-03537H

THIRD INSERTION

NOTICE TO SERVE BY PUBLICATION
IN THE CIRCUIT COURT OF JEFFERSON COUNTY, ALABAMA
CIVIL ACTION
01-CV-2025-900362.00
MIDFIRST BANK,
Plaintiff, vs.
HEIRS OF THE ESTATE OF JULIETT BROOKS: VICTOR KINNELL, ANGELA HARBOUR, SAMUEL CHATMAN, AND JEFFERY GULLETT;
REMAINING HEIRS OF PURVIS BROOKS: LATONYA BROOKS;
And VANDERBILT MORTGAGE AND FINANCE, INC.,
Defendants.

TO: Latonya Brooks and Jeffery Gullett

YOU ARE HEREBY NOTIFIED that a lawsuit has been filed against you in the Circuit Court of County of Jefferson County, Alabama, Case No. 01-CV-2025-900362.00. The nature of the lawsuit is a quiet title action for property located at 9805 Virginianna Drive, Birmingham, AL 35215.

YOU ARE REQUIRED to file an answer or other response to the complaint within thirty (30) days from the date of the last publication of this notice. If you fail to do so, a default judgment may be entered against you. Your answer and/or response must be filed with the Clerk of the Court and a copy must be mailed to Plaintiff's attorney: Janet Wilkes, Attorney for MidFirst Bank, LOGS Legal Group LLP, 10130 Perimeter Parkway, Suite 400, Charlotte, NC 28216.

DATED: 09/05/2025
/S/ JANET L. WILKES
JANET L. WILKES (SHA074)
Attorney for Plaintiff
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107
jwilkes@logs.com
November 7, 14, 21, 28, 2025 25-03420H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLBSOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003787
Division PROBATE
IN RE: ESTATE OF GREGORY S. MILEY
Deceased.

The administration of the Estate of Gregory S. Miley, deceased, whose date of death was June 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 14, 2025.

Personal Representative:
Donna J. Miley
17840 Chesterfield Rd.
North Fort Myers, Florida 33917
Attorney for Personal Representative:
Beth A. Prather
Bar No. 1010542
for Attorney for Donna Miley
Florida Bar Number: 974692
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: laureng@trustska.com
01052172.DOC/1
4928-1488-7527, v. 1
November 14, 21, 2025 25-03514H

FOURTH 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

THIRD INSERTION

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

THIRD INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003869
IN RE: ESTATE OF KEM PRESSLEY,
Deceased.

TO: D'ANDRE PRESSLEY
(Addresses Unknown)

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address is: Scott R. Bugay, Law Offices of Scott R. Bugay, P.A., 2501 Hollywood Blvd. Suite 206, Hollywood, FL 33020 on or before thirty (30) days from the date of this publication, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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, 2025 25-03478H

FOURTH 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

THIRD INSERTION

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

THIRD 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

THIRD 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

THIRD 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

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Business Observer

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com
LV10239
Business Observer

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-008499
DIV: H
MIRA LAGO WEST HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, v.
ESTATE OF KIRSTEN D. YOCOM 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, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before 12/3/2025, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

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

DATED this 28th day of October, 2025.

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

Brenton J. Ross, Esq.
5550 W. Executive Drive, Suite 250
Tampa, FL 33609
November 14, 21, 2025 25-03511H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2025-CA-008901
DIVISION: H
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
JOSHUA LOUIS OCASIO, et al.,
Defendants.
TO: Nicole M. Hauser f/k/a Nicole M. Born f/k/a Nicole Marie Born
3207 Folcroft Drive
Murfreesboro TN 37130
Thomas Hauser
3207 Folcroft Drive
Murfreesboro TN 37130

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

Lot 52, Block 3, LOGAN GATE VILLAGE, PHASE IV, UNIT 2, according to the map or plat thereof, as recorded in Plat Book 56, Page(s) 71, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 6 day of November, 2025.

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

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
November 14, 21, 2025 25-03496H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-008894
DIVISION: B
WELLS FARGO BANK, N.A.
Plaintiff, v.
BELEN GOMEZ, ET AL.
Defendants.
TO: BELEN GOMEZ,
Current residence unknown, but whose last known address was:
14706 AMBER SWEET LN, WIMAUMA, FL 33598-5547
TO: ROQUE GOMEZ, JR,
Current residence unknown, but whose last known address was:
14706 AMBER SWEET LN, WIMAUMA, FL 33598-5547

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

LOT 2, AMBER SWEET FARMS UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE 44, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before December 12, 2025 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602, 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 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 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 by contacting: 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 ; or e-mail: ADA@fljud13.org

WITNESS my hand and seal of the Court on this 6 day of November, 2025.

Victor D. Crist
Clerk of the Circuit Court
(SEAL) By: Delsha Stewart
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000011054
November 14, 21, 2025 25-03486H

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-009386
FINANCE OF AMERICA REVERSE LLC,
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 JAMES G. HARDEN, DECEASED; RYAN JAMES HARDEN; DOUGLAS W. GRANGER; LISA D. GRANGER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)
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 JAMES G. HARDEN, DECEASED
(LAST KNOWN ADDRESS)
6418 VARN ROAD
PLANT CITY, FLORIDA 33565

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

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE PROCEED NORTH (AN ASSUMED BEARING) ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31, FOR A DISTANCE OF 274.14 FEET TO THE SOUTH RIGHT OF WAY LINE FOR VARN ROAD, THENCE NORTH 87 DEGREES 17 MINUTES 00 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 150.09 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 00 DEGREES 00 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 295.04 FEET, THENCE NORTH 89 DEGREES 42 MINUTES 04 SECONDS WEST A DISTANCE OF 150.00 FEET TO THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31, THENCE NORTH 00 DEGREES 21 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING.

a/k/a 6418 VARN ROAD, PLANT CITY, FLORIDA 33565

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 12/16/2025, 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 10 day of November, 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
25-01092 CLNK
November 14, 21, 2025 25-03527H

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-016053
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
DERRICK EARVIN; NATALIE EARVIN; THE OAKS AT SHADY CREEK COMMUNITY ASSOCIATION, INC.; UNLOCK PARTNERSHIP SOLUTIONS INC.; SOLAR MOSAIC LLC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated November 10, 2025, entered in Civil Case No.: 23-CA-016053 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and DERRICK EARVIN; NATALIE EARVIN; THE OAKS AT SHADY CREEK COMMUNITY ASSOCIATION, INC.; UNLOCK PARTNERSHIP SOLUTIONS INC.; SOLAR MOSAIC LLC, are Defendants.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 12th day of January, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 167, OF OAKS AT SHADY CREEK PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 125, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.

Dated: November 12, 2025
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
23-50839
November 14, 21, 2025 25-03538H

PUBLISH YOUR LEGAL NOTICE
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
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SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 25-CA-000447
Division K
MORTGAGE LENDERS INVESTMENT TRADING CORPORATION
Plaintiff, vs.
MONIQUE B. WATKINS, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF JUAQUINNA ENGRAM, DECEASED, MONIQUE BERNADINE WATKINS, AS KNOWN HEIR OF JUAQUINNA ENGRAM, CHANTEL ENGRAM, AS KNOWN HEIR OF JUAQUINNA ENGRAM, et al.
Defendants.
TO: UNKNOWN SPOUSE OF JUAQUINNA ENGRAM
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
12235 CREEK PRESERVE DR
RIVERVIEW, FL 33579
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF JUAQUINNA ENGRAM, DECEASED
CURRENT RESIDENCE UNKNOWN
CHANTEL ENGRAM, AS KNOWN HEIR OF JUAQUINNA ENGRAM
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
10740 HIDDEN WILLOW AVE APT 201 RIVERVIEW, FL 33569
UNKNOWN SPOUSE OF CHANTEL ENGRAM
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
10740 HIDDEN WILLOW AVE APT 201 RIVERVIEW, FL 33569

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

LOT 133, BELL CREEK PRESERVE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE(S) 206 THROUGH 213, INCLUSIVE, OF THE PUBLIC HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 12235 CREEK PRESERVE 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 Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, by 12/12/25 or 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: November 6, 2025.

CLERK OF THE COURT
Honorable Victor D. Crist
800 Twiggs Street, Room 530
Tampa, Florida 33602
(COURT SEAL) By: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Jennifer M. Scott
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
F339209/2427832/MTS
November 14, 21, 2025 25-03512H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-001700
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
ANGEL G. RIVERA BONET A/K/A ANGEL RIVERA-BONET; VALENTINA GALVIS; TIMBER CREEK COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 27, 2025 in Civil Case No. 25-CA-001700, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and ANGEL G. RIVERA BONET A/K/A ANGEL RIVERA-BONET; VALENTINA GALVIS; TIMBER CREEK COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on January 7, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 49, BLOCK 2 OF TIMBERCREEK PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE(S) 127, 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 5th day of November, 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
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November 14, 21, 2025 25-03523H

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--- ESTATE / ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-003891
DIVISION: B
IN RE: ESTATE OF ANNALISE VICTORIA MOHAMMED,
Deceased.

The administration of the Estate of Annalise Victoria Mohammed, deceased, whose date of death was February 19, 2024, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is November 14, 2025.

Personal Representative:
Sonia Lopez
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
Fax (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
November 14, 21, 2025 25-03535H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002741
IN RE: ESTATE OF HELEN WILSON,
Deceased.

The administration of the estate of Helen Wilson, deceased, whose date of death was June 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360 Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 14, 2025.

Personal Representative:
Drew Daddono
1227 North Franklin Street
Tampa, Florida 33602
Attorney for Personal Representative:
Drew Daddono, Esq.
Florida Bar Number: 111946
1227 North Franklin Street
Tampa, FL 33602
(813) 444-2573
contact@anchortrustmanagement.com
drew@anchortrustmanagement.com
November 14, 21, 2025 25-03540H

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-006217
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST,
Plaintiff, vs.
CLAUDIA JOSEPH, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 27, 2025, and entered in 24-CA-006217 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and CLAUDIA JOSEPH; VENETIAN AT BAY PARK HOMEOWNER'S 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 December 01, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 65, BLOCK 5, THE VENETIAN AT BAY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103, PAGES 206 THROUGH 269, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1049 BRENTON LEAF DR, RUSKIN, FL 33570

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

IMPORTANT

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

Dated this 6 day of November, 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
24-208971 - ErS
November 14, 21, 2025 25-03494H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 29-2019-CA-007761
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST,
Plaintiff, vs.
DAWN L. CHANCEY A/K/A DAWN L. MORGAN, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 6, 2020 in Civil Case No. 29-2019-CA-007761 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is Plaintiff and DAWN L. CHANCEY A/K/A DAWN L. MORGAN, et al., are Defendants, the Clerk of Court, VICTOR CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 1st day of December, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

THE EAST 210 FEET OF THE SOUTH 210 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 22 EAST, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, RESERVING AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THE EAST 210 FEET OF THE SOUTH 210 FEET OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-06655FL
November 14, 21, 2025 25-03506H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
REF# 25-CP-003704
IN RE: ESTATE OF DAVID A. FINK,
Deceased.

The administration of the estate of David A. Fink, deceased, File No. 25-CO-003704, whose date of death was September 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Probate Room 101, 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this notice is November 14, 2025.

Personal Representative:
Peter Fink
4550 47th Street W., Apt. 1724,
Bradenton, FL 34210
Attorney for Personal Representative:
James A. Byrne, Esquire
540 - 4th Street North
St. Petersburg, Florida 33701
(727) 898-3273
FBN #302481
November 14, 21, 2025 25-03515H

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-007365
UBS BANK USA,
Plaintiff, vs.
ANDREW J. WIT A/K/A ANDREW WIT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 29, 2025, and entered in 25-CA-007365 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein UBS BANK USA is the Plaintiff and ANDREW J. WIT A/K/A ANDREW WIT are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on December 04, 2025, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 1/2 OF LOT 11, BLOCK, 7, IDLEWILD-ON-THE-HILLSBOROUGH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 106, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 6009 N EUSTACE AVE, TAMPA, FL 33604

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

IMPORTANT

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

Dated this 6 day of November, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-318570 - MiM
November 14, 21, 2025 25-03492H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-003671
NAVY FEDERAL CREDIT UNION,
Plaintiff, vs.
DEBBIE DENES, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 22, 2025 in Civil Case No. 24-CA-003671 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NAVY FEDERAL CREDIT UNION is Plaintiff and Debbie Denes, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of December, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 12, Block D, TWIN BRANCH ACRES UNIT TWO, according to the plat thereof recorded at Plat Book 50, Page 67, in the Public Records of Hillsborough County, Florida.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-09752FL
November 14, 21, 2025 25-03502H

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-004579
MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff, vs.
FANNIE L. BENTON, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 08, 2025, and entered in 24-CA-004579 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and FANNIE L. BENTON; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on December 01, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 10, ADAMO ACRES UNIT NO. 6, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 815 PAPAYA DRIVE, TAMPA, FL 33619

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

IMPORTANT

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

Dated this 6 day of November, 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
24-201680 - ErS
November 14, 21, 2025 25-03493H

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 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.

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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com
LV10250
Business Observer

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 29-2019-CA-003456
DIVISION: G
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR NEWCASTLE MORTGAGE SECURITIES TRUST 2007-1,
Plaintiff, vs.
HECTOR GIRALDO, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 6, 2025, and entered in Case No. 29-2019-CA-003456 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Indenture Trustee for Newcastle Mortgage Securities Trust 2007-1, is the Plaintiff and Hector Giraldo, Tanya Giraldo, Buckhorn Preserve Homeowners Association, Inc., Unknown Party#1 N/K/A Thierry Oliveira, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the December 8, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 25, BLOCK 7, BUCKHORN PRESERVE- PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGES 67-1 THROUGH 67-6 , OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.

A/K/A 4106 BALINGTON DR., VALRICO, FL 33594

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

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

Dated this 07 day of November, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
IN/19-004693
November 14, 21, 2025 25-03520H

SECOND INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 2023-CA-011584
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE4, ASSET-BACKED CERTIFICATES, SERIES 2007-HE4,
Plaintiff v.
DONALD JACKSON ALFORD, JR.; et al.,
Defendant(s),

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated March 13, 2025, and the Order Rescheduling Foreclosure Sale dated November 6, 2025, in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 9th day of December, 2025, at 10:00 a.m. to the highest and best bidder for cash, at http://www.hillsborough.realforeclose.com on the following described property:

THE WEST ½ OF LOT 9, BLOCK 2, OAKLAND HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 7, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 6500 E. 23rd Avenue, Tampa, FL 33619

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 accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Hillsborough County ADA Officer at (813) 276-8401 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: November 7, 2025.
BITMAN, O'BRIEN, PLLC
/s/ Samantha Darrigo
Samantha Darrigo, Esquire
Florida Bar No.: 92331
sdarrigo@bitman-law.com
kimy@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, FL 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3114
Attorneys for Plaintiff
November 14, 21, 2025 25-03518H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-004039
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES OOMC 2006-HE5, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES OOMC 2006-HE5,
Plaintiff, vs.
JERRY FRANKS; JENNIFER FRANKS; SAND CANYON CORPORATION F/K/A OPTION ONE MORTGAGE CORPORATION,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated September 9, 2025, and entered in Case No. 25-CA-004039 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2006-HE5, Asset Backed Pass-Through Certificates, Series OOMC 2006-HE5, is Plaintiff and Jerry Franks; Jennifer Franks; Sand Canyon Corporation f/k/a Option One Mortgage Corporation, 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 6th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 48, BLOCK 1, OAK FOREST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 39, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2502 Linden Tree Street, Seffner, Florida 33584

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 11/6/2025
McCabe, Weisberg & Conway, LLC
By: Craig Stein
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: 25-400153
November 14, 21, 2025 25-03507H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 16-CA-004539
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-16N,
Plaintiff, vs.
JEFFREY FRANCIS GERARD HORNE AS SUCCESSOR TRUSTEE OF THE FRANCIS E. HORNE REVOCABLE TRUST AGREEMENT, HOWELL PARK ESTATES HOMEOWNERS' ASSOCIATION, INC. AND UNKNOWN BENEFICIARIES TO THE FRANCIS E. HORNE REVOCABLE TRUST AGREEMENT,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Consent Uniform Final Judgment of Foreclosure dated September 9, 2025, and entered in Case No. 16-CA-004539 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-16N, is Plaintiff and Jeffrey Francis Gerard Horne as Successor Trustee of the Francis E. Horne Revocable Trust Agreement, Howell Park Estates Homeowners' Association, Inc. and Unknown Beneficiaries to the Francis E. Horne Revocable Trust Agreement,, 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 8th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12 - A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE S.89°26'04"E., ALONG THE SOUTH BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 401.94 FEET TO THE EAST BOUNDARY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2689, PAGE 822 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY; THENCE ALONG SAID EAST BOUNDARY N.00°07'34"W., A DISTANCE OF 29.54 FEET TO THE NORTH MAINTAINED RIGHT-OF-WAY OF RAWLS ROAD (PER HILLSBOROUGH COUNTY SURVEY AND MAPPING DEPARTMENT MAP NO. M164); THENCE CONTINUE ALONG SAID EAST BOUNDARY, N.00°07'34"W., A DISTANCE OF 810.25 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST BOUNDARY, N.00°07'34"W., A DISTANCE OF 472.29 FEET TO THE SOUTH BOUNDARY OF THE SOUTH 1/6 OF THE EAST 3/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTH 1/6 OF THE EAST 3/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31, N.89°01'41 "W., A DISTANCE OF 397.66 FEET TO THE WEST BOUNDARY OF THE SOUTH 1/6 OF THE EAST 3/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG THE WEST BOUNDARY OF THE SOUTH 1/6 OF THE EAST 3/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31, N.00°03'44"E., A DISTANCE OF 127.83 FEET; THENCE S.78°39'31 "E., A DISTANCE OF 404.61 FEET; THENCE S.27°15'30"E., A DISTANCE OF 399.10 FEET; THENCE S.00°34'00"E., A DISTANCE OF 72.00 FEET; THENCE EAST, A DISTANCE OF 32.44 FEET; THENCE S.11°54'09"W., A DISTANCE OF 88.72 FEET; THENCE S.89°37'12"E., A DISTANCE OF 203.50 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE SOUTHERLY 16.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 01°44'46", AND A CHORD BEARING AND DISTANCE OF S.20°44'21 "W., 16.00 FEET; THENCE N.89°37'12"W., A DISTANCE OF 393.69 FEET TO THE POINT OF BEGINNING.

PROPOSED 20'-WIDE INGRESS/EGRESS EASEMENT

A STRIP OF LAND 20.00' IN WIDTH LYING WITHIN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID STRIP OF LAND LYING 10.00' ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE S.89°26'04 "E., ALONG THE SOUTH BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 401.94 FEET TO THE EAST BOUNDARY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2689, PAGE 822 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY; THENCE ALONG SAID EAST BOUNDARY N.00°07'34"W., A DISTANCE OF 29.54 FEET TO THE NORTH MAINTAINED RIGHT-OF-WAY OF RAWLS ROAD (PER HILLSBOROUGH COUNTY SURVEY AND MAPPING DEPARTMENT MAP NO. M164); THENCE S.89°23'08"E., ALONG SAID NORTH MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 383.69 FEET FOR A POINT OF BEGINNING; THENCE N.17°26'48"W., A DISTANCE OF 133.79 FEET; THENCE N.21°23'31 "W., A DISTANCE OF 44.31 FEET; THENCE N.26°10'05"W., A DISTANCE OF 183.20 FEET; THENCE N.20°59'22"W., A DISTANCE OF 61.54 FEET; THENCE N.07°29'23"W., A DISTANCE OF 57.73 FEET; THENCE N.07°08'04"E., A DISTANCE OF 59.67 FEET; THENCE N.17°55'42"E., A DISTANCE OF 91.86 FEET; THENCE N.12°29'25"E., A DISTANCE OF 43.14 FEET; THENCE N.13°47'39"W., A DISTANCE OF 37.41 FEET; THENCE N.33°56'48"W., A DISTANCE OF 26.50 FEET; THENCE N.38°37'48"W., A DISTANCE OF 65.05 FEET; THENCE N.27°58'37"W., A DISTANCE OF 24.90 FEET; THENCE N.00°22'48"E., A DISTANCE OF 45.25 FEET TO THE POINT OF TERMINATION, THE SIDELINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO END AT AN INTERSECTION WITH SAID RIGHT-OF WAY LINE.

Property Address: 15610 Howell Park Lane, Tampa, Florida 33625-1306

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 11/10/25
McCabe, Weisberg & Conway, LLC
By: Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 16-401249
November 14, 21, 2025 25-03522H

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-002763
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST,
Plaintiff, vs.
RUSSELL S. COPHER A/K/A RUSSELL COPHER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 24, 2025, and entered in 25-CA-002763 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and RUSSELL S. COPHER A/K/A RUSSELL COPHER; UNKNOWN SPOUSE OF RUSSELL S. COPHER A/K/A RUSSELL COPHER; SUNCOAST SCHOOLS FEDERAL CREDIT UNION A/K/A SUNCOAST CREDIT UNION SUCCESSOR IN INTEREST TO SUNCOAST SCHOOLS FEDERAL CREDIT UNION 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 December 01, 2025, the following described property as set forth in said Final Judgment, to wit:

THE EAST 30 FEET OF LOT 17 AND THE WEST 25 FEET OF LOT 18, BLOCK 57, GOLFLAND OF TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 28-38 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1213 CUTTINGIN PL, TAMPA, FL 33612

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

IMPORTANT

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

Dated this 6 day of November, 2025.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
23-130680 - ErS
November 14, 21, 2025 25-03495H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-001788
NATIONSTAR MORTGAGE LLC,
Plaintiff, VS.
ANNA A. MCCORMICK A/K/A A. MCCORMICK; UNKNOWN SPOUSE OF ANNA A. MCCORMICK A/K/A A. MCCORMICK; 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 October 27, 2025 in Civil Case No. 25-CA-001788, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, NATIONSTAR MORTGAGE LLC is the Plaintiff, and ANNA A. MCCORMICK A/K/A A. MCCORMICK; UNKNOWN SPOUSE OF ANNA A. MCCORMICK A/K/A A. MCCORMICK; 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 are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on January 7, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 6, SOUTHLAND ADDITION RE-SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 4, 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 6th day of November, 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: 2025.11.06 15:40:35-05'00'
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November 14, 21, 2025 25-03510H

PUBLISH YOUR LEGAL NOTICE
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_V28

--- ACTIONS / 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-001812
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
JEANNETTE IVELISSE RODRIGUEZ APONTE A/K/A JEANNETTE RODRIGUEZ APONTE; UNKNOWN SPOUSE OF JEANNETTE IVELISSE RODRIGUEZ APONTE A/K/A JEANNETTE; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; TOUCHSTONE COMMUNITY ASSOCIATION, INC.; LEN-TOUCHSTONE, LLC; 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 November 4, 2025 in Civil Case No. 24-CA-001812, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and JEANNETTE IVELISSE RODRIGUEZ APONTE A/K/A JEANNETTE RODRIGUEZ APONTE; UNKNOWN SPOUSE OF JEANNETTE IVELISSE RODRIGUEZ APONTE A/K/A JEANNETTE; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; TOUCHSTONE COMMUNITY ASSOCIATION, INC.; LEN-TOUCHSTONE, LLC; 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 are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on January 5, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 4, IN BLOCK 8, OF TOUCHSTONE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 12, 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 5th day of November, 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
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November 14, 21, 2025 25-03524H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-015601
MIDFIRST BANK
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF VICTOR RICHARD FRUCCI, DECEASED; THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF LILA MAE FRUCCI, DECEASED; THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF FAITH MARY PERRY A/K/A FAITH MARY FRUCCI, DECEASED; OSMOND M. WINSTON A/K/A OSMOND MONTGOMERY WINSTON A/K/A OSMAND M. WINSTON; BRUCE T. FRUCCI A/K/A BRUCE THOMAS FRUCCI; DEBRA A. FRUCCI A/K/A DEBRA ANN TIETJE; PETER MICHAEL PERRY A/K/A PETER PERRY; DAWN MARY PERRY A/K/A DAWN M. PHILLIPS; UNKNOWN SPOUSE OF OSMOND M. WINSTON A/K/A OSMOND MONTGOMERY WINSTON A/K/A OSMAND M. WINSTON; UNKNOWN TENANT 2; JERLISA ARNELLE NADURA WINSTON; UNKNOWN SPOUSE OF JERLISA ARNELLE NADURA WINSTON; UNKNOWN TENANT 1;
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 07, 2025, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 25, BLOCK 9, HENDERSON ROAD SUBDIVISION UNIT NUMBER 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS BEGIN AT THE EASTERLY MOST CORNER OF LOT 25, BLOCK 9, AND THE NORTHERLY RIGHT OF WAY OF AIRVIEW DRIVE AND RUN SOUTH 43 DEGREES 13 MINUTES 40 SECONDS WEST, 7.0 FEET; THENCE NORTH 46 DEGREES 46 MINUTES 20 SECONDS WEST, 107.39 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 42 SECONDS EAST, 10.18 FEET; THENCE SOUTH 46 DEGREES 46 MINUTES 20 SECONDS EAST, 100.0 FEET TO THE POINT OF BEGINNING.
a/k/a 11029 AIRVIEW DR, TAMPA, FL 33625-4964

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on December 10, 2025 beginning at 10:00 AM.

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 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 by contacting: 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 ; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 10 day of November, 2025.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
111170101
November 14, 21, 2025 25-03531H

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. 21-CA-008197
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN SPOUSE OF LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed October 7, 2025 and entered in Case No. 21-CA-008197, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is Plaintiff and LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN SPOUSE OF LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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 December 10, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK "B", LORENE TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 36, 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 11th day of November 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.: 19-01490 SPS
V6.20190626
November 14, 21, 2025 25-03532H

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-008746
DIV E
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ERIC ALAN JELKS, et al.,
Defendants.

TO: ERIC ALAN JELKS
2880 GUMBO LIMBO DR,
WIMAUMA, FL 33598
UNKNOWN SPOUSE OF
ERIC ALAN JELKS
2880 GUMBO LIMBO DR,
WIMAUMA, FL 33598

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

LOT 284, BERRY BAY SUBDIVISION VILLAGES E, G AND L , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 76, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 12/11/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 5th day of November, 2025.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-03330
November 14, 21, 2025 25-03479H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-001638
FTF LENDING, LLC,
Plaintiff, vs.
ONE HOUR HOUSE SOLUTIONS LLC, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 06, 2024 in Civil Case No. 24-CA-001638 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FTF LENDING, LLC is Plaintiff and One Hour House Solutions LLC, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of December, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE SOUTH 48 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTH 198 FEET OF THE SOUTH 246 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS ROAD RIGHT-OF-WAY; ALL LYING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 TO THE INTERSECTION OF THE NORTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT OF WAY OF PEARSON ROAD; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 48.00 FEET TO THE NORTH LINE OF THE SOUTH 48 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, AND THE POINT OF BEGINNING;
THENCE N 89 DEGREES 57' 02" E, ALONG SAID NORTH LINE, A DISTANCE OF 380 FEET; THENCE S 00 DEGREES 03' 06" E, A DISTANCE OF 177.30 FEET; THENCE S 89 DEGREES 57' 02" W, A DISTANCE OF 200.61 FEET; THENCE N 00 DEGREES 11' 42" E, A DISTANCE 132.03 FEET; THENCE S 89 DEGREES 57' 02" W, AND PARALLEL TO THE NORTH LINE OF THE. SOUTH 48 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 180.00 FEET TO THE EAST RIGHT OF WAY OF PEARSON ROAD; THENCE N 00 DEGREES 00' 02" E, ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.
By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-08563FL
November 14, 21, 2025 25-03501H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 24-CA-002508
SPECIALIZED LOAN SERVICING LLC,
Plaintiff, vs.
MIGUEL F. GUZMAN A/K/A MIGUEL FRANCISCO GUZMAN A/K/A MIGUEL GUZMAN; GISSETTE BRITO; CYPRESS CHASE COMMUNITY ASSOCIATION, INC; CREDIT CORP SOLUTIONS, INC.; CASTLE CREDIT CO HOLDINGS, LLC; AQUA FINANCE, INC.; GOODLEAP, LLC; FLORIDA DEPARTMENT OF REVENUE; DEPARTMENT OF THE TREASURY - INTERNAL REVENUE; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 10th day of September 2025, in Case No. 24-CA-002508, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, SPECIALIZED LOAN SERVICING LLC, is the Plaintiff and MIGUEL F. GUZMAN A/K/A MIGUEL FRANCISCO GUZMAN A/K/A MIGUEL GUZMAN; GISSETTE BRITO; CYPRESS CHASE COMMUNITY ASSOCIATION, INC; CREDIT CORP SOLUTIONS, INC.; CASTLE CREDIT CO HOLDINGS, LLC; AQUA FINANCE, INC.; GOODLEAP, LLC; FLORIDA DEPARTMENT OF REVENUE; DEPARTMENT OF THE TREASURY - INTERNAL REVENUE; 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 10th day of December 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 30 OF CITRUS CHASE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGE(S) 95, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 8003 CLEMENTINE LANE, TAMPA, FL 33625

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

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

Dated this 23rd day of September 2025.
/s/Kimberly George
Kimberly George, Esq.
Bar Number: 134661
DELUCA LAW GROUP, PLLC
2101 N.E. 26TH Street,
Fort Lauderdale, FL 33305
Phone: (954) 368-1311 |
Fax: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
24-06130-1
November 14, 21, 2025 25-03519H

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 18-CA-008689
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC3,
Plaintiff, vs.
URSULA E. LAVALLE A/K/A URSULA LAVALLE; UNKNOWN SPOUSE OF URSULA E. LAVALLE A/K/A URSULA LAVALLE; W.S. BADCOCK CORPORATION; FINANCIAL INDEPENDENCE SERVICES, CORP.,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated November 4, 2025, and entered in Case No. 18-CA-008689 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-NC3, is Plaintiff and Ursula E. Lavalle A/K/A Ursula Lavalle; Unknown Spouse Of Ursula E. Lavalle A/K/A Ursula Lavalle; W.S. Badcock Corporation; Financial Independence Services, Corp., 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 9th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 52 FEET OF LOT 19 AND THE EAST 13 FEET OF LOT 18, BLOCK 25, TOWN N COUNTRY PARK UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 76 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 8003 Dell Drive, Tampa, Florida 33615

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 11/10/25
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: 18-400292
November 14, 21, 2025 25-03521H

--- ACTIONS ---

SECOND INSERTION

NOTICE TO SHOW CAUSE
AND
NOTICE OF SUIT
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-003740
PARCEL: 122
DIVISION: E
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,
Petitioner, vs.
JAMES LEE; HOLLY LEE; 180 DEGREES TO REDEMPTION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; HOUSE OF RESTORATION – NEW JERSUSALEM, INC., A FLORIDA NOT FOR PROFIT CORPORATION; AND HILLSBOROUGH COUTY TAX COLLECTOR,
Defendants.
STATE OF FLORIDA TO:
James Lee
Robert E. V. Kelley Jr., Esquire
Hill, Ward & Henderson, P.A.
101 E. Kennedy Blvd, Suite 3700
Tampa, Florida 33602
Holly Lee
Robert E. V. Kelley Jr., Esquire
Hill, Ward & Henderson, P.A.
101 E. Kennedy Blvd, Suite 3700
Tampa, Florida 33602
180 Degrees to Redemption, Inc., a Florida not for profit corporation
Ana Cruz, as registered agent
5411 Staley Drive
Tampa, FL 33610
House of Restoration-New Jerusalem, Inc., a Florida not for profit corporation
Sergio L. Valentin, as registered agent
9630 Baton Rouge Lane
Land O' Lakes, FL 34638-6984
Hillsborough County Tax Collector
Nancy Millan or her designee
601 East Kennedy Blvd., County Center 14th Floor
Tampa, FL 33602

To all said defendants who are living and all defendants who are deceased, if any, and the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit:

FPID 435908-2 STATE ROAD 580 HILLSBOROUGH COUNTY DESCRIPTION
PARCEL 122
FEE SIMPLE RIGHT OF WAY
A parcel of land being a portion of Lot 2 and the West 10 feet of Lot 1, Block 5, of SOUTHGATE OF TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO1, as recorded in Plat Book 27, Pages 22 of the Public Records of Hillsborough County, Florida, lying in Section 23, Township 28 South, Range 18 East, Hillsborough County, Florida, and being more particularly described as follows:
Commence at a 3" iron pipe with cap, no identification, at the Southwest corner of the Northeast 1/4 of said Section 23, thence N 00°45' 10" E, along the West line of said Northeast 1/4, a distance of 227.81 feet to the survey line of State Road No. 580 per the Florida Department of Transportation Right of Way Control Survey, Financial Project Identification Number 437530-1; thence S 89°35'57" E, along said survey line 1217.63 feet to a point being at Station 207+59.68 on said survey line and the Northerly extension of the West line of said Lot 2; thence S 00°40'14" W, along said West line, 31.00 feet to a point on the existing South Right of Way line of State Road No. 580 per State Road Department Section 10720-2601 and the POINT OF BEGINNING. Thence S 89°35'57" E, along said existing South Right of Way line, 60.00 feet to the East line of the West 10 feet of said Lot l; thence S 00°40'14" W, along said East line, 5.50 feet to a line lying 36.50 feet South of and parallel to the aforementioned survey line of State Road No. 580; thence N 89°35'57" W, along said parallel line, 60.00 feet to the aforementioned West line of said Lot 2; thence N 00°40' 14" E, along said West line, 5.50 feet to the POINT OF BEGINNING. Containing 330 square feet, more or less.

You are each notified that the Petitioner filed its sworn Petition and its Declaration of Taking in this Court against you as defendants, seeking to condemn by eminent domain proceedings the above-described property located in the State of Florida, County of Citrus. You are further notified that the Petitioner will apply to the Honorable Judge Cynthia S. Oster, on the 10th day of December, 2025, at 9:30 a.m. (Eastern Time), at the Edgecomb Courthouse, 800 E. Twiggs Street, Room 524, Courtroom #508, Tampa, FL, 33602, for an Order of Taking in this cause. All defendants to this suit may request a hearing at the time and place designated and be heard. Any defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

PLEASE GOVERN YOURSELF ACCORDINGLY.

AND

Each defendant is hereby required to serve written defenses, if any, and request a hearing, if desired, to said Petition on:

State of Florida, Department of Transportation
c/o Jessica Schwieterman,
Senior Assistant Attorney General
Florida Bar No. 116460
Civil Litigation Central
Office of the Attorney General
3507 E. Frontage Road,
Suite 200
Tampa, Florida 33607
Office: (813) 233-2880;
Direct: 813-577-4564
Jessica.Schwieterman@myfloridalegal.com
Douglas.Berry@dot.state.fl.us
D7.litigation@dot.state.fl.us

on or before November 19, 2025, and to file the originals with the Clerk of this Court on that date, to show cause what right, title, interest, or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes set forth in the Petition.

If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking you shall waive any right to object to said Order of Taking.

"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 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."

WITNESS MY HAND AND SEAL of said Court on the 11/12/2025

VICTOR C CRIST
CLERK OF THE CIRCUIT COURT
BY: Darryl Khadaroo
Deputy Clerk (S E A L)
Thirteenth Judicial Circuit
ADA Coordinator
George E. Edgecomb Courthouse
800 E. Twiggs St.
Room 604
Tampa, FL 33602
Phone: (813) 272-5894
November 14, 21, 2025 25-03539H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 25-CA-002298
Division I
FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
JAMES KEVIN RAWLINS, CYNTHIA ANN RAWLINS, et al.
Defendants.
TO: JAMES KEVIN RAWLINS
BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
17117 GULF BLVD., APT. 628
NORTH REDINGTON BEACH, FL 33708
CYNTHIA ANN RAWLINS
BELIEVED TO BE A VOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
17117 GULF BLVD., APT. 628
NORTH REDINGTON BEACH, FL 33708

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

LOT 8, PEBBLE CREEK VILLAGE UNIT NO. 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 72, PAGE 39-1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

commonly known as 18911 FAIRWOOD CT, TAMPA, FL 33647 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiffs attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 12/12/2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiffs attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: November 6, 2025.

CLERK OF THE COURT
Honorable Victor D. Crist
800 Twiggs Street, Room 530
Tampa, Florida 33602
(COURT SEAL) By: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

David R. Byars
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
078950/2529362/and
November 14, 21, 2025 25-03513H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-001374
DIV: C
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-TREEHOUSE SERIES VI TRUST,
Plaintiff, v.
OLIVER WAGNER NOEL, JR.; et al,
Defendant(s).
To the following Defendant(s):
UNKNOWN TENANT #1
(Last Known Address: 520 FAIRHOPE DR, APOLLO BEACH, FL 33572)
UNKNOWN TENANT #2
(Last Known Address: 520 FAIRHOPE DR, APOLLO BEACH, FL 33572)
YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 3, BLOCK 8, APOLLO BEACH UNIT ONE, PART ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 40-1 THROUGH 40-6, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 520 FAIRHOPE DR, APOLLO BEACH, FL 33572

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 by 12/1/25, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 24th 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

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
November 14, 21, 2025 25-03516H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-008620
SERVBANK, N.A.,
Plaintiff, vs.
AHMAD A. S. MAHMOUD, et al.,
Defendant.
To: MICHAEL KEAN GILLIAN, JR. A/K/A MICHAEL K GILLIAN, JR.
11832 CROSS VINE DRIVE, RIVERVIEW, FL 33579
UNKNOWN SPOUSE OF MICHAEL KEAN GILLIAN, JR. A/K/A MICHAEL K GILLIAN, JR.
11832 CROSS VINE DRIVE, RIVERVIEW, FL 33579
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 17 IN BLOCK A, OF SUMMERFIELD VILLAGE 1, TRACT 10 PHASE I AND PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before 12/16/2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 10th day of November, 2025.

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
23-08984FL
November 14, 21, 2025 25-03517H

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

Email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V10

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-008857
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-1,
Plaintiff, vs.
MICHAEL V. CLINTON, et al.
Defendant(s).
TO: MICHAEL V. CLINTON, UNKNOWN SPOUSE OF MICHAEL V. CLINTON,
Whose Residence Is: 5223 PRESIDENTIAL STREET, SEFFNER, FL 33584
and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 46, BLOCK 2, PRESIDENTIAL MANOR, UNIT NO. 2B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 21 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 12/15/25 / (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 day of NOV 07 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 AVENUE,
SUITE 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-309656
November 14, 21, 2025 25-03491H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-007699
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-RANCH SERIES V TRUST,
Plaintiff, v.
JAMES DAVID WILSON, et al,
Defendant(s).
To the following Defendant(s):
JAMES DAVID WILSON
(Last Known Address: 6613 Stark Road, Seffner, FL 33584)
UNKNOWN SPOUSE OF JAMES DAVID WILSON
(Last Known Address: 6613 Stark Road, Seffner, FL 33584)
YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21. TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND RUN THENCE SOUTH, A DISTANCE OF 443.00 FEET TO THE POINT OF BEGINNING; THENCE RUN EAST, A DISTANCE OF 416.71 FEET; THENCE RUN SOUTH, A DISTANCE OF 221.15 FEET; THENCE RUN WEST, A DISTANCE OF 418.71 FEET; THENCE NORTH, A DISTANCE OF 221.15 FEET TO THE POINT OF BEGINNING
PROPERTY ADDRESS: 6613 STARK ROAD, SEFFNER, FL 33584

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

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

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

WITNESS my hand and the seal of this Court this 23 day of October, 2025.

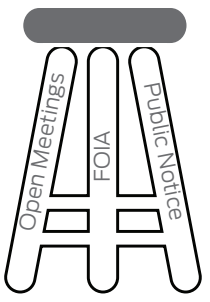
VICTOR D. CRIST
As Clerk of the Court
(SEAL) By JENNIFER TAYLOR
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
November 14, 21, 2025 25-03497H

Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

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

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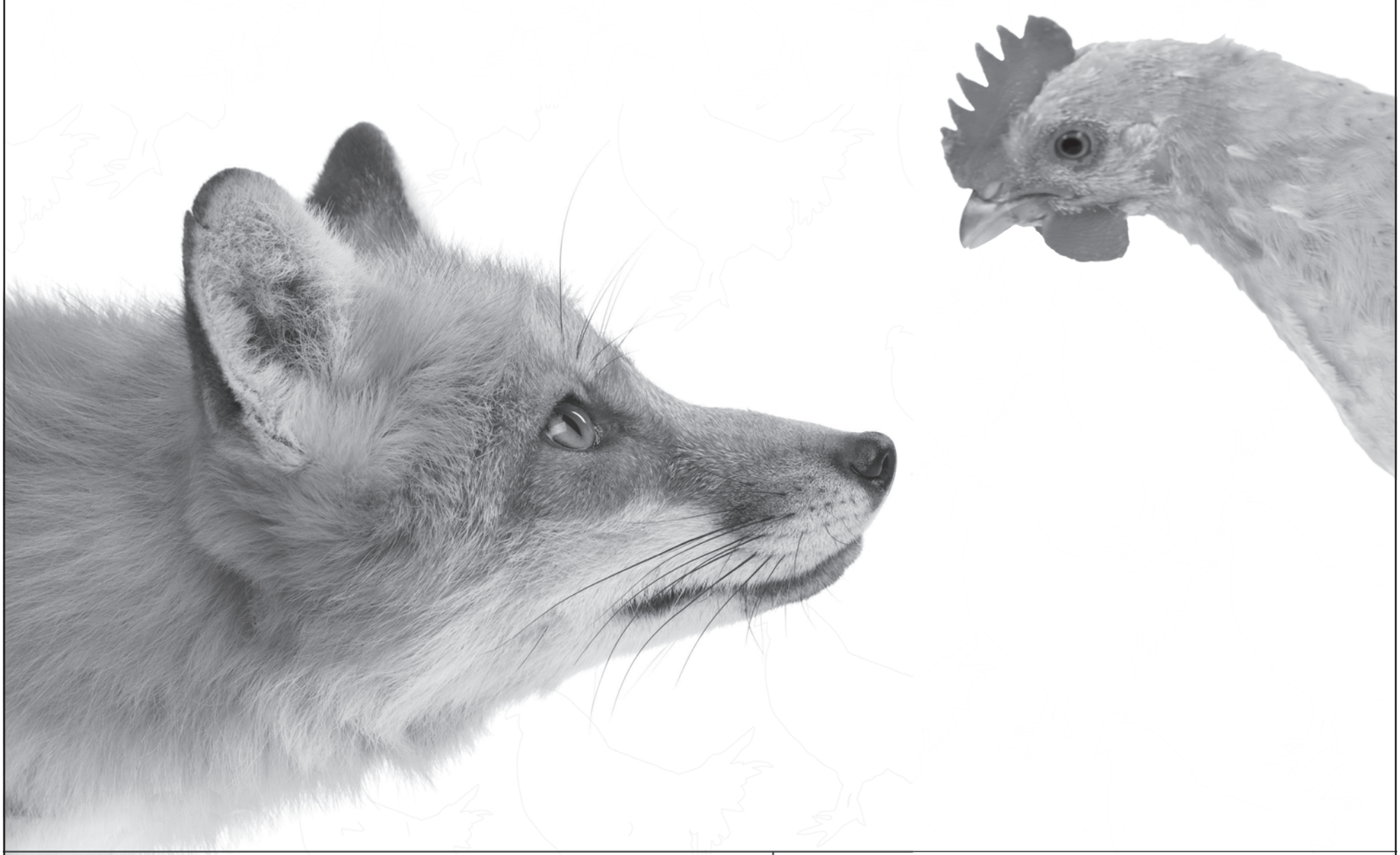
WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

This is like putting the fox in charge of the hen house.



Keep Public Notices in Newspapers

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