

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/18/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below		
Unit 3079	Mahoney, Sean	Wall art, boxes, bags, totes, electronics, lamps, outdoors, tools
Unit 3060	Cuello, Maria	Boxes, furniture, toys, home décor
Unit 3145	Monzon, Jennifer	Appliances, artwork, electronics, furniture, tools
Unit 2177	Curry, Charles	Artwork, totes, electronics, furniture, lamps
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.		
November 28; December 5, 2025		25-03615H

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/18/25 at 2:30 PM. Contents include personal property along with the described belongings3 to those individuals listed below.		
2-27	Christina Fortier	Boxes, Clothing, Furniture, Tools, Table Lamp
3-42	Bill Roderick	Boxes, Computer, Kitchenware, Tools
8-106	Brennen Shea	Artwork, Boxes, Clothing, Furniture, Computer, Tools
16-202	Therisa Jacobsen	Bedding, Boxes, Furniture, Lamps
A-283	Lexela Rosales-Alonso	Boxes, Sports, Printer
A-325	Cynthia Mitchell	Bedding, Boxes Suitcases, Totes
A-352	Chris Martin	Boxes, Tools, Wheels, Bike, Metal Storage Bins
B-519	Maria Jerkins	Artwork, Baby Items, Boxes, Computer, Furniture, Lamps
C-618	Vassie Ann Jernigan	Boxes, Bedding, Appliances, Clothing, Car Tires
C-563	James Hollenbeck	Artwork, Boxes, Electronics, Furniture, Speakers, Boxes, Kitchenware, Furniture, Suitcases, Crates
C-587	Michelle woodard	Boxes, Artwork, Clothing, Bed Frames, Car Speaker,
C-612	Alysha Williams	Baby Items, Bedding, Boxes, Clothing, Furniture, Suitcases
D-787	James Sparrowhawk	Bedding, Mirror
F-802	Jennifer Hernandez	Household Goods, Boxes, Totes
R/V908	Tim abajian	
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.		
November 28; December 5, 2025		25-03616H

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 9811 Progress BLV. River-view, Florida 33578 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/18/2025 at 2:30pm. Contents include personal property described below belonging to those individuals listed below.		
UNIT B226	Richardson, Wanda	Artwork, Boxes, Bags, Totes, Furniture
UNIT C010	Anderson, Ebony	Boxes, Bags, Totes, Books, Clothing
UNIT C046	Escobar Soto, Tamara	Boxes, Bags, Totes, Clothing, Furniture
UNIT D165	Shaw, Monique	Boxes, Totes, Clothing, Furniture
UNIT D188	Hall, Shanna	Boxes, Bags, Totes, Clothing, Sporting, Toys, Baby Items
UNIT D257	Edward Moor-arenae	Boxes, Bags, Totes, Tools, Bike
UNIT A334	Lozada, Liliane	Boxes, Bags, Totes, Clothing, Furniture, Instrument, Toy
UNIT B089	Hillard, Joseph	Clothing, Books, files, Cabinet, Electronics
UNIT A150	Wright, Latonya	Baby Items, Boxes, Bags, Totes, Furniture
UNIT A224	Dadon, Avraham	Boxes, Bags, Totes, Baby Items, Clothing, Furniture, Tools
UNIT A320	Cody, Marcus	Baby Items, Boxes, Bags, Tools, Toys, Tires, Rims, Totes
UNIT A321	Ramirez, Myrna	Photos, Cabinet, Boxes, Bags, Totes, Furniture, Tools
UNIT B039	Brooks, Karen	Boxes, Bags, Totes, Furniture
UNIT B046	FOSTER, DENAE	Boxes, Bags, Totes, Clothing, Instrument, Toys
UNIT B052	Rivers, Tommy	Boxes, Bags, Totes
UNIT B166	Davis, Najah	Baby Items, Books, Boxes, Bags, Totes, Clothing
UNIT B210	Grogg, Bett Borrell	Baby Items, Furniture
UNIT D203	Herald, Cavoni	Frames, Boxes, Bags, Totes, Furniture, Toys
UNIT B048	Robertson, Michelle	Boxes, Bags, Totes, Clothing
UNIT D208	Culpepper, Ryan	Baby Items, Boxes, Bags, Totes, Sporting Goods, Toys
UNIT A310	Rodriguez, Gregorio	Boxes, Bags, Totes, Clothing, Tools
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions 813-344-7390		
November 28; December 5, 2025		25-03618H

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/18/2025 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.		
UNIT 223	Littles, Tameron	Appliances, Boxes, Furniture
414	Pelaez, Cheryl	Boxes, Electronics, Tools
432	Hobson, Mark	Toys, Electronics, Tools
439	Hobson, Mark	Appliances, Toys, Toys
538	Hobson, Mark	Tools, Furniture
743	Donihi, Natalie	Toys, Boxes, Furniture
807	Hobson, Mark	Boxes, Electronics, Furniture
839	Pervan, Kelly	Bags, Totes, Artwork, Books
124	John Quarles,	
	Good To The Bone LLC	Boxes, Kitchenware, Furniture
159	Quarles , John	Boxes, Totes, Furniture
170	Gowens, Jermaine	Bags, Totes
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.		
November 28; December 5, 2025		25-03617H

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/18/2025 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.		
UNIT 223	Littles, Tameron	Appliances, Boxes, Furniture
414	Pelaez, Cheryl	Boxes, Electronics, Tools
432	Hobson, Mark	Toys, Electronics, Tools
439	Hobson, Mark	Appliances, Toys, Toys
538	Hobson, Mark	Tools, Furniture
743	Donihi, Natalie	Toys, Boxes, Furniture
807	Hobson, Mark	Boxes, Electronics, Furniture
839	Pervan, Kelly	Bags, Totes, Artwork, Books
124	John Quarles,	
	Good To The Bone LLC	Boxes, Kitchenware, Furniture
159	Quarles , John	Boxes, Totes, Furniture
170	Gowens, Jermaine	Bags, Totes
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.		
November 28; December 5, 2025		25-03617H

FIRST INSERTION		
Rivercrest Community Development District Hillsborough County, FL		
Request for Proposals for Landscape Maintenance Services		
The Rivercrest Community Development District (the “District”) requests proposals for landscape maintenance services as more specifically described in the RFP Package. The RFP Package may be obtained by email request to the District's Field Manager Mick Sheppard msheppard@gms-tampa.com and Director of Field Operations, Clayton Smith csmith@gmscfl.com. The RFP Package includes, but is not limited to, this Request for Proposals, Instructions to Proposers, Evaluation Criteria, Scope of Work, and a combined affidavit. RFP packets will be available upon request starting Friday, December 1, 2025, at 9:00 A.M.		
There will be a mandatory pre-proposal meeting on Wednesday, December 10, 2025 at 10:30 A.M. via Google Meets – Link to be provided with packets. Failure to attend will disqualify any interested party in submitting a proposal.		
All questions relating to the project must be directed in writing to the Field Manager and Director of Field Operations at the email addresses shown above - csmith@gmscfl.com and msheppard@gms-tampa.com. The deadline for submitting questions relative to the project is Monday, January 5, 2026 at 4:00 P.M.		
Firms desiring to provide services must deliver 1 hard copy of their proposal, together with a thumb drive containing an electronic copy of their proposal, in a sealed envelope (bearing the name of the Proposer and “Rivercrest CDD Landscape Maintenance Services RFP”) addressed to Mick Sheppard, Field Manager, at the office of GMS located at 4530 Eagle Falls Place, Tampa, FL 33619 by Wednesday, January 14, 2026 at 11:00 A.M. Shortly after the proposal deadline the proposals will be opened and the name of each proposer and total price in the Landscape Fee Summary excel form will be announced. No official action will be taken at this meeting, it is held for the limited purpose of opening the bids.		

DATE		EVENT
December 1st, 2025 - 9:00 AM		RFP Packets Available.
December 1st, 2025 - 9:00 AM		Site Available for Review and Inspections.
December 10th, 2025 - 10:30AM		Mandatory Pre-Proposal Meeting via Google Meets - Link to be provided.
January 5th, 2026 - 4:00 PM		Deadline for Bidders' Questions.
January 9th, 2026 - 5:00 PM		Deadline For Response to Bidder Questions.
January 14th, 2026 - 11:00 AM		Proposals Due/Public Opening Meeting at GMS Office

November 28, 2025	25-03647H
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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 Facesology Academy located at 936 W. Lumsden Rd in the City of Brandon, Hillsborough, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of November, 2025 Candy Torres	
November 28, 2025	25-03624H

FIRST 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-001777 IN RE: ESTATE OF ALTAMESE PRICE, Deceased.	
TO: Robert Price, Jr. Trimmelle Price 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 Nov. 28; Dec. 5, 12, 19, 2025	
November 28, 2025	25-03643H

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 11864 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.	
November 28, 2025	25-03646H

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 Nimera Health located at 6421 N Florida Avenue in the City of Tampa, Hillsborough, FL 33604 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of November, 2025 Nimera Health Brown Huff and Zohar PLLC November 28, 2025	
Nov. 28; Dec. 5, 2025	25-03619H

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN THAT ON 12/22/2025 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: JORDAN AUTO SALES LLC 1GCGSCEN5H1213272 2018 CHEV 9093.75 / SALVR2B-GXGH155015 2016 LNDR 10282.07 / JN8CSIMWXDM170445 2013 INFI 5164.62 TEL:813-697-1791 MV#: MV115636 LOCATION: 1104 S 78TH ST, TAMPA, FL 33619-4752/ November 28, 2025	
November 28, 2025	25-03644H

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 Maloney's Irish Pub located at 4516 Cheval Blvd in the City of Lutz, Hillsborough, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of November, 2025 SHINDIG IRISH PUBS, LLC. John P. Magee	
November 28, 2025	25-03654H

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on 12/12/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1987 NEWM mobile home bearing vehicle identification number 14602853 and all personal items located inside the mobile home. Last Tenant: Coleman Kevin Archer. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407. Nov. 28; Dec. 5, 2025	
Nov. 28; Dec. 5, 2025	25-03633H

FIRST INSERTION	
NOTICE UNDER FICTITIIOUS NAME LAW Pursuant to F.S. §865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sandpaper and Rose Property Clean-Up, located at 14906 fisher road, in the City of Tampa, County of Hillsborough, State of FL, 33613, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 25 of November, 2025. Damon Joseph Wirth, Helen Marie Alphonso 14906 fisher road Tampa, FL 33613	
November 28, 2025	25-03663H

FIRST INSERTION	
NOTICE UNDER FICTITIIOUS NAME LAW Pursuant to F.S. §865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Groombar Mobile Wesley Chapel, located at 11616 Branch Cay Cir, in the City of Riverview, County of Hillsborough, State of FL, 33569, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 24 of November, 2025. CROWNE LOGISTICS CORP. 11616 Branch Cay Cir Riverview, FL 33569	
November 28, 2025	25-03648H

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 Faith and Country Digital located at 1866 Jim Redman Pkwy #1010 in the City of Plant City, Hillsborough, FL 33563 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of November, 2025 Radogna Properties LLC Dennis Keith Radogna Jr	
November 28, 2025	25-03649H

FIRST INSERTION

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

PROBATE DIVISION
File No.: 25-CP-003981
IN RE: ESTATE OF
WALLIE HELENE SCHUPPE
Deceased.

The administration of the estate of Wal-lie Helene Schuppe, deceased, whose date of death was October 11, 2025, is pending in the Circuit Court for Hills-borough County, Florida, Probate Di- vision, the address of which is 800 E. Twigg's St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 28, 2025.

Karl G. Schuppe
10008 N. Myrtle Street
Tampa, FL 33617
Personal Representative
SHUMAKER, LOOP &
KENDRICK, LLP
Attorneys for Personal Representative
Luis A. Silva, Esquire
101 E. Kennedy Blvd., Suite 2800
Tampa, Florida 33602
Telephone: (813) 229-7600
Facsimile: (813) 229-1660
Florida Bar No. 1004224
Email Addresses:
lsilva@shumaker.com
tmcintyre@shumaker.com
38549097v1
Nov. 28; Dec. 5, 2025 25-03653H

FIRST INSERTION

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

PROBATE DIVISION
CASE NO. 25-CP-003490
IN RE: THE ESTATE OF
KEITHA M. HAZLETT
A/K/A KEITHA HAZLETT
A/K/A KEITHA SLINGLUFF,
Deceased.

The administration of the Estate of Keitha M. Hazlett a/k/a Keitha Haz- zlett a/k/a Keitha Slingluff, deceased, whose date of death was February 12, 2024, File Number 25-CP-003490, is pending in the Circuit Court for Hills- borough County, Florida, Probate Divi- sion; the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, 800 Twigg's Street, Tampa, FL 33602. The name and ad- dress of the Personal Representative and the Personal Representative's attor- ney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate, in- cluding unmat- ured, contingent or un-

FIRST INSERTION

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

PROBATE DIVISION
File No.: 25-CP-003219
Division: B
IN RE: ESTATE OF
LINDA R. BUSH,
Deceased.

The administration of the Estate of Linda R. Bush, deceased, whose date of death was January 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg's Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is November 28, 2025.

Personal Representative:
Casina Williams
6517 Tabogi Trail
Wesley Chapel, Florida 33545
Attorney for Personal Representative:
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
Nov. 28; Dec. 5, 2025 25-03629H

liquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the deced- ent's death by the decedent or the de- cedent'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 28, 2025.

Personal Representative
RODNEY E. NEISWONGER,
Personal Representative
301 Grant Street
New Bethlehem, PA 16242
Attorney for Personal Representative
Lyndy C. Jennings, Esq.
Attorney for Personal Representative
Florida Bar No. 908851
Law Offices of Lyndy C. Jennings, PA
330 Pauls Drive, Suite 212
Brandon, FL 33511
Telephone: (813) 315-8547
E-Mail: ljennings@lyndylaw.com
Nov. 28; Dec. 5, 2025 25-03623H

--- ESTATE ---

FIRST INSERTION

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

PROBATE DIVISION
File No. 24-CP-003012
Division: A
IN RE: ESTATE OF
GENE DOUGLAS CHURCH
Deceased.

The administration of the estate of GENE DOUGLAS CHURCH, de- ceased, whose date of death was Febru- ary 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg's Street, Tampa, Florida 33602. The names and addresses of the personal representative and the per- sonal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 28, 2025.

Personal Representative:
Harvey L. Dittebrand, Jr.
4328 Spring Road
Valrico, Florida 33596
Attorney for Personal Representative:
V. Ross Spano, Esq., Attorney
Florida Bar Number: 0147923
ROSS SPANO LAW, P.A.
10101 Bloomingdale Ave Ste 203
Riverview, Florida 33578
Telephone: (813) 244-7758
E-Mail: ross@rossspanolaw.com
Sec. E-Mail: isaiah@rossspanolaw.com
Nov. 28; Dec. 5, 2025 25-03638H

FIRST 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-003650
IN RE: ESTATE OF
STEPHANIE T. MAJESKI,
Deceased.

The administration of the Estate of STEPHANIE T. MAJESKI, deceased, whose date of death was 9/21/2025, Case Number 25-CP-003650, is pend- ing in the Circuit Court for Hillsbor- ough County, Florida, Probate Divi- sion, the address of which is 800 E. Twigg's Street, Tampa, FL 33602;

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 28 day of November 2025.

Personal Representative:
John S. Majeski,
16009 Burnham Way,
Tampa, FL 33647

Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder,
PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
Nov. 28; Dec. 5, 2025 25-03669H

FIRST INSERTION

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

PROBATE DIVISION
Case Number: 25-CP-003319
IN RE: THE ESTATE OF
LORNA MARIE BURGIO
SLONAKER
Deceased.

The administration of the estate of Lor- na Marie Burgio Slonaker, deceased, whose date of death was on January 23, 2025, with File Number 25-CP- 003319, is pending in the Circuit Court for Hillsborough County, Florida, Pro- bate Division, the address of which is 800 E. Twigg's Street, Tampa, Florida 33602. The name and address of the personal representative and the person- al representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV- ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is November 28, 2025.

Personal Representative
Dakota Slonaker
804 Bills Circle
Brandon, Florida 33511
Attorney for Personal Representative
Douglas J. Burns, Esquire
FBN: 451060
2559 Nursery Road, Suite A
Clearwater, Florida 33764
Telephone: 727.725.2553
Facsimile: 727.725.9584
Email: dburnspa@tampabay.rr.com
Nov. 28; Dec. 5, 2025 25-03632H

FIRST INSERTION

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

PROBATE DIVISION
File No. 24-CP-002736
Division: B
IN RE: ESTATE OF
DOLORES VIVIAN CHURCH
Deceased.

The administration of the estate of DO- LORES VIVIAN CHURCH, deceased, whose date of death was April 27, 2024, is pending in the Circuit Court for Hill- sborough County, Florida, Probate Di- vision, the address of which is 800 E. Twigg's Street, Tampa, Florida 33602. The names and addresses of the per- sonal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 28, 2025.

Personal Representative:
Harvey L. Dittebrand, Jr.
4328 Spring Road
Valrico, Florida 33596
Attorney for Personal Representative:
V. Ross Spano, Esq., Attorney
Florida Bar Number: 0147923
ROSS SPANO LAW, P.A.
10101 Bloomingdale Ave Ste 203
Riverview, Florida 33578
Telephone: (813) 244-7758
E-Mail: ross@rossspanolaw.com
Sec. E-Mail: isaiah@rossspanolaw.com
Nov. 28; Dec. 5, 2025 25-03639H

--- ACTIONS / SALES ---

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 24-CA-007322
ROYAL PACIFIC FUNDING
CORPORATION
Plaintiff(s), vs.
CASINA R ROBINSON; RICARDO
ROBINSON JR; CHARLES
ROBINSON; RICKAYLA
ROBINSON; TREMONT`E
ROBINSON; TREVONT`E
ROBINSON; DIVIDEND SOLAR
FINANCE LLC; SUNNOVA SOLAR
MANAGEMENT LLC; DIVIDEND
SOLAR FINANCE LLC; THE
UNKNOWN HEIRS, DEVISEES,
BENEFICIARIES, GRANTEES,
ASSIGNS, CREDITORS, LIENORS,
AND TRUSTEES OF RICARDO
LEON ROBINSON SR AND ALL
OTHER PERSONS CLAIMING
BY, THROUGH, UNDER, AND
AGAINST THE NAMED
DEFENDANTS; THE UNKNOWN
TENANT IN POSSESSION,
Defendant(s).
TO: THE UNKNOWN HEIRS, DEVI- SEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF RICARDO LEON ROBINSON SR AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UN- KNOWN
CURRENT ADDRESS: UNKNOWN
TO: TREMONT`E ROBINSON
LAST KNOWN ADDRESS: 8317 EL PORTAL DR TAMPA, FL 33604
CURRENT ADDRESS: UNKNOWN
TREVONT`E ROBINSON
LAST KNOWN ADDRESS: 8317 EL PORTAL DR TAMPA, FL 33604
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows:
ALL THAT PROPERTY SITU- ATE IN THE COUNTY OF HILLSBOROUGH AND STATE OF FLORIDA DE- SCRIBED ASLOT 45, BLOCK

1, RAINTREE TERRACE SUB- DIVISION WHICH ALSO INCLUDES A REPLAT OF A PART OF W.E., HAMNER`S 56TH STREET ESTATES, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOR- OUGH COUNTY, FLORIDA..
Property address: 12504 Rain Forest Street, Temple Terrace, FL 33617

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or im- mediately 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. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

DATED this the day of NOV 20 2025.

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

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-002438-1
Nov. 28; Dec. 5, 2025 25-03645H

FIRST INSERTION

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

CIVIL ACTION
CASE NO.: 25-CA-4792
EQUITY TRUST COMPANY,
CUSTODIAN F.B.O LEONARD H.
MARKS IRA
Plaintiff, vs.
MULBERRY STREET LLC and
MAFRO BEST DEALS, LLC
Defendants.
NOTICE IS HEREBY GIVEN, pur- suant to Uniform Final Judgment of Foreclosure entered in this cause on No- vember 15, 2025 in the Circuit Court of Hillsborough County, Florida, I will sell the property situated in Hillsborough County, Florida described as:
Lot 18, Block 28, SULPHUR SPRINGS ADDITION TO TAMPA FLA, according to the plat thereof as recorded in Plat Book 6, Page 50 of the Public Records of Hills- borough County, Florida. Together with the East 1/2 of closed alley abutting on the West as vacated by Ordinance No. 7519-A recorded in Official Records Book 3762, Page 550
Property Address: 8302 N. Mul- berry Street, Tampa, Florida 33604
including the building, appar-

tenances, and fixtures located therein, at public sale, to the high- est and best bidder, for cash, at: www.hillsborough.realforeclose.com, on January 7, 2026 at 10:00 a.m. Any person claiming an interest in the sur- plus 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 ac- commodation 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. Twigg's St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated in Hillsborough County, Flor- ida on this 21st day of November, 2025
By: /s/Sergio A Florez
Sergio A. Florez, Esq.- FBN 118666
8870 N. Himes Avenue, Box 301
Tampa, Florida 33614
(813) 385-1620
Sergioalflorez@gmail.com
Attorney for Plaintiff
Nov. 28; Dec. 5, 2025 25-03636H

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-031464
HAWKS POINT HOMEOWNERS
ASSOCIATION, INC.
Plaintiff, v.
GINA MULLENAX, UNKNOW
TENANT #1 AND UNKNOWN
TENANT #2,
Defendants.
Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hills- borough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, de- scribed as:
Lot 63, of HAWKS POINT- PHASE 1A-1, according to the plat thereof, as recorded in Plat Book 115, Pages 172 through 179, of the Public Records of Hills- borough 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 19th day of December, 2025.

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

DATED this 20 day of November 2025.
FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
Primary: bross@frpalegal.com
Secondary: jclaudio@frpalegal.com
5550 W. Executive Drive, Ste 250
Tampa, Florida 33609
(813) 286-0888 \ (813) 286-0111 (FAX)
Attorneys for Plaintiff
Nov. 28; Dec. 5, 2025 25-03631H

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

Business
Observer

11/20/2025 3:47

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11/20/2025 3:47

FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-008891 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS1, Plaintiff, vs. TOCCARA V. MORRELL AND RAQUI MORRELL, et. al. Defendant(s), TO: TOCCARA V. MORRELL, UNKNOWN SPOUSE OF TOCCARA V. MORRELL, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore-closed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:		LOT 6 AND 7, BLOCK D, BETHEL HEIGHTS, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, 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 writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 12/29/25 / (30 days from Date of First Publica-tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or im-me-diatly thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer-tain assistance. To request such an ac-commodation, please contact Court Ad-ministration at least 7 days before your	
		scheduled court appearance, or im-me-diatly 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. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of NOV 20 2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Patricia Corbin DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-314548 Nov. 28; Dec. 5, 2025 25-03620H	

FIRST INSERTION		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-001282 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF TROY S. TOPPEL A/K/A TROY SCOTT TOPPEL, et al., Defendants. NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on January 8, 2026, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in ac-cordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit: Lots 11 and 12, Block 1, LILLIE ESTATES UNIT-A, according to the plat thereof recorded in Plat Book 23, Page 44, of the Public Records of Hillsborough County, Florida. Property Address: 815 10th Street SW, Ruskin, FL 33570 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other		NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 29-2024-CA-002578 Division G RESIDENTIAL FORECLOSURE Section II SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE OF EZEKIEL OVERSTREET A/K/A EZEKIEL OVERSTREET, SR., APRIL OVERSTREET JOHNSON, AS KNOWN HEIR OF EZEKIEL OVERSTREET A/K/A EZEKIEL OVERSTREET, SR., EZEKIEL OVERSTREET, JR., AS KNOWN HEIR OF EZEKIEL OVERSTREET A/K/A EZEKIEL OVERSTREET, SR., UNKNOWN SPOUSE OF APRIL OVERSTREET JOHNSON, UNKNOWN SPOUSE OF EZEKIEL OVERSTREET, JR., AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Fi-nal Judgment of Foreclosure for Plain-tiff entered in this cause on November 15, 2025, in the Circuit Court of Hill-sborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: LOT 15, BLOCK 17, NORTH-DALE, SECTION B, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 48, PAGE 47, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SubMITTED on this 24th day of November, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Kathryn R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 Nov. 28; Dec. 5, 2025 25-03642H	
		FLORIDA. and commonly known as: 4430 RANCHWOOD LN, TAMPA, FL 33624; including the building, appur-tenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on January 7, 2026 at 10:00 AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer-tain assistance. To request such an ac-commodation, please contact Court Ad-ministration at least 7 days before your scheduled court appearance, or im-me-diatly 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. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated this November 19, 2025 By: /s/ Donna S. Glick Donna S. Glick/ Florida bar #612340 dglick@kasslaw.com Laura E. Noyes (813) 229-0900 x1515 Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 011150/2425145/CMP Nov. 28; Dec. 5, 2025 25-03635H	

FIRST INSERTION		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-004513 HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4, Plaintiff, VS. ERIC WILLIAMS; UNKNOWN TENANT #1 N/K/A GABON WILLIAMS; 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 10, 2025 in Civil Case No. 25-CA-004513, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsbor-ough County, Florida, wherein, HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4 is the Plaintiff, and ERIC WILLIAMS; UNKNOWN TEN-ANT #1 N/K/A GABON WILLIAMS; ANY AND ALL UNKNOWN PART-IES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PART-IES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-		ANTS are Defendants. The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on February 3, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 8, BLOCK 2, KING'S VIL-LAGE, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 44, PAGE 100, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a dis-ability who needs any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordina-tor, Hillsborough County Courthouse, 800 E. Twigg's St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court ap-pearance, or immediately upon receiv-ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im-paired, call 711. Dated this 21st day of October, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.10.21 14:24:32-04'00' Foxit PDF Editor Version: 13.1.7 1221-17254B Nov. 28; Dec. 5, 2025 25-03622H	
		FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Ad-ministrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activ-ity of the date the service is needed: Complete the Request for Accom-mo-dations Form and submit to 800 E. Twigg's Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordina-tor, 800 E. Twigg's Street, Tampa, FL 33602, Phone: 813-272-7040, Hear-ing Impaired: 1-800-955-8771, e-mail: ADA@fjud13.org Dated this 18 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 25-02994 Nov. 28; Dec. 5, 2025 25-03626H	

D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on December 24, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure and for Enforcement of Assignment of Rents and Leases, to wit:

LOT 11 AND THE WEST 15.00 FEET OF LOT 12, BLOCK 1, ANADELL SUBDIVISION, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 12, PAGE 62, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4119 West Platt Street, Tampa, FL 33609

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

IMPORTANT

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

Dated: This 21st day of November, 2025.

Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
Nov. 28; Dec. 5, 2025 25-03641H

FIRST INSERTION		FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: C CASE NO.: 25-CA-007559 SECTION # RF U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. TAMRA LYNN DOMINGUEZ; TINO ALBERT DOMINGUEZ; A/K/A TINO DOMINGUEZ; 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 16 day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 13, BLOCK 5, OF FOUR WINDS ESTATES UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 64, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 3803 SOUTHVIEW DR, BRANDON, FL 33511 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING		FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Ad-ministrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activ-ity of the date the service is needed: Complete the Request for Accom-mo-dations Form and submit to 800 E. Twigg's Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordina-tor, 800 E. Twigg's Street, Tampa, FL 33602, Phone: 813-272-7040, Hear-ing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 19 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 25-03110 Nov. 28; Dec. 5, 2025 25-03628H	
		NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 23-CA-001389 DIVISION: R U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMTP TRUST, SERIES 2021 COTTAGE-TT-V, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JACK LONG a/k/a JACK ELLIS LONG a/k/a JACK ELLIS, DECEASED; LISA KAY LONG; UNKNOWN SPOUSE OF LISA KAY LONG; SHARON FIELD; DAVID LONG; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s), NOTICE IS HEREBY GIVEN that pur-suant to a Uniform Final Judgment of Mortgage Foreclosure entered on Octo-ber 30, 2025 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the style of which is indicated above, Victor D. Crist, the Clerk of Court will on JANU-ARY 27, 2026 at 10:00 a.m. at http://www.hillsborough.realforeclose.com of-	

fer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Hillsborough, Florida:

LOT 11, WOODARD'S MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 53, PAGE 2 OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 5308 Cindy Kay Drive, Plant City, FL 33566

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 cer-tain assistance. To request such an ac-commodation, please contact Court Ad-ministration at least 7 days before your scheduled court appearance, or im-me-diatly 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. Twigg's 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: November 18, 2025

/s/ Annalise Hayes DeLuca
Annalise Hayes DeLuca, Esq.
Florida Bar No. 116897
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294 x 3163
Facsimile: (404) 745-8121
Email: adeluca@mtglaw.com
E-Service: servicefl@mtglaw.com
Nov. 28; Dec. 5, 2025 25-03621H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-009557

VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, v. JULIE A. GUADALUPE VELEZ, et al., Defendants.

TO: Julie A. Guadalupe Velez
8437 Fantasia Park Way
Riverview FL 33578
Unknown Spouse of Julie A. Guadalupe Velez
8437 Fantasia Park Way
Riverview FL 33578

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

Lot 88, LAKE FANTASIA SUBDIVISION, according to the plat thereof as recorded in Plat Book 84, Page(s) 29, of the Public Records of Hillsborough County, Florida. Together with a 2001 Homes of Merit Manufactured Home having serial # FLHMB-FP159746862A and FLHMB-FP159746862B which title are retired as provided in 319.261 Fla Stat shall constitute a part of the realty and shall pass with it.

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 than 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 24 day of November, 2025.

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

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
Nov. 28; Dec. 5, 2025 25-03661H

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-CA-007042
Division: O

GP CAPITAL, LLC, a Florida limited liability company, Plaintiff, v. BKATW CONSULTING AND DEVELOPMENT LLC, a Florida limited liability company, and HILLSBOROUGH COUNTY CLERK OF COURT, Defendants.

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated November 21, 2025, in the above-styled cause, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash online at www.hillsborough.realforeclose.com at 10:00 a.m. on December 15, 2025, the following described property:

Lots 21 and 22, Block 4, GRANT PARK SUBDIVISION, according to plat thereof as recorded in Plat Book 6, Page 30, 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 WITHIN 60 DAYS AFTER THE SALE.

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

FRANK CHARLES MIRANDA, P.A.
/s/ Melissa N. Champagne
MELISSA N. CHAMPAGNE,
ESQUIRE
F.B.N.: 77395
3226 W. Cypress St.
Tampa, FL 33607
Telephone: 813-254-2637
Primary Email: diana@fcmlaw.com
Secondary Email: diana@fcmlaw.com
Attorney for Plaintiff
Nov. 28; Dec. 5, 2025 25-03637H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-007353

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-CB7, Plaintiff, vs. DAVID LOWE A/K/A DAVID E. LOWE, et al., Defendant(s).

TO: DAVID LOWE A/K/A DAVID E. LOWE, UNKNOWN SPOUSE OF DAVID LOWE A/K/A DAVID E. LOWE, Whose Residence Is: 6520 ROTH DRIVE, JOLIET, IL 60431

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 3, BLOCK A, SOMERSET TRACT B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 26, 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 12/29/25 /

(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 20 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
25-311029
Nov. 28; Dec. 5, 2025 25-03625H

FIRST INSERTION

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

PROBATE DIVISION
File No. 25-CP-003395
Division: Probate
IN RE: ESTATE OF DENISE MARIE BEARDSLEE (A/K/A DENISE M. BEARDSLEE A/K/A DENISE BEARDSLEE) Deceased.

The administration of the estate of Denise Marie Beardslee (a/k/a Denise M. Beardslee a/k/a Denise Beardslee), 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 Steet 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 28, 2025

Personal Representative:
Dana Ann Cates
12904 Tar Flower Drive
Tampa, Florida 33626

Attorney for Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2611 Keystone Road, Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
Felicia@BellLawFirmFlorida.com
Nov. 28; Dec. 5, 2025 25-03652H

FIRST INSERTION

You are notified of an action to foreclose a mortgage on the following property in HILLSBOROUGH County:

Apartment Unit No. 4152-B, in Building No. 15 of Carrollwood Village Pine Lake Garden Villas Condominium Phase II, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 2688, Page 676, and according to the Condominium Plat Book 1, Page 18, of the Public Records of Hillsborough County, Florida, and all amendments thereto, together with an undivided share in the common elements.
Property Address: 4152 PINELAKE LN. #202, TAMPA FL 33618

The action was instituted in the Circuit Court, First Judicial Circuit in and for HILLSBOROUGH County, Florida; Case No. 25-CA-008403; and is styled CARRINGTON MORTGAGE SERVICES, LLC v. KATHY MENDOZA; UNKNOWN SPOUSE OF KATHY MENDOZA; NANCY BUY; UNKNOWN SPOUSE OF NANCY BUY; UNKNOWN SPOUSE OF MICHAEL D CASEY A/K/A MICHAEL DUANE CASEY A/K/A MICHAEL W CASEY A/K/A MICHAEL D DCASEY A/K/A MIKE D DCASEY A/K/A MIKE V CASEY, DECEASED
Last Known Address: UNKNOWN

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024-CA-009635

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF FF INVESTORCO GRANTOR TRUST, Plaintiff, v. RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure and for Enforcement of Assignment of Leases and Rents dated November 18, 2025, issued in and for Hillsborough County, Florida, in Case No. 2024-CA-009635, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF FF INVESTORCO GRANTOR TRUST is the Plaintiff, and RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION, SOUTHOAK COMMUNITY ASSOCIATION, INC., CITY OF TAMPA and UNKNOWN PARTY IN POSSESSION #1 N/K/A JAMES BRINKHOFF are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on December 22, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure and for Enforcement of Assignment of Leases and

Rents, to wit: closure and Assignment of Leases and Rents, to wit:

LOT 7, BLOCK 1, BLOOMINGDALE SECTION "F" - UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 8, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property Address: 911 Centerbrook Dr., Brandon, FL 33511

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

IMPORTANT

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

Dated: This 20th day of November, 2025.

Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
Nov. 28; Dec. 5, 2025 25-03627H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
CASE NO. 25-CA-006768
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. TYRELL L CARTER, et al., Defendant.

To:
Unknown Spouse of Sheranta A Summerset a/k/a Sheranta Anita Summerset a/k/a Summerset Sheranta-Anita
4619 Limerick Dr. 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 2, BLOCK 2, PALMETTO COVE TOWNHOMES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 7-9, PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, 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
Email: AccountsPayable@mccalla.com
24-10403FL
Nov. 28; Dec. 5, 2025 25-03651H

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.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: NOV 14 2025
As Clerk of the Court
(SEAL) By: Patricia Corbin
As Deputy Clerk

Michelle DeLeon, Esq.,
Plaintiff's attorney,
300 S. Orange Ave., Ste. 1000,
Orlando, FL 32801
4935-5770-9173, v. 2
Nov. 28; Dec. 5, 2025 25-03630H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 24-CA-006817
NATIONSTAR MORTGAGE LLC Plaintiff vs.

DAVID WINES; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DAVID WINES; RAVEN CORUJO; UNKNOWN SPOUSE OF RAVEN CORUJO; SOUTH BAY LAKES HOMEOWNER'S ASSOCIATION, INC.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GOODLEAP, LLC; YONGQUN LUO; ZHEQING LI; HILLSBOROUGH COUNTY CLERK OF COURT; MIDLAND CREDIT MANAGEMENT, INC.; PORTFOLIO RECOVERY ASSOCIATES, LLC; TENANT I/ UNKNOWN TENANT; TENANT II/ UNKNOWN TENANT; TENANT III/ UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, in possession of the subject real property, Defendants

Notice is hereby given pursuant to the final judgment/order entered on July 17, 2025, the above noted case, that the Clerk of Court of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Florida described as:

LOT 35, BLOCK 5, SOUTH BAY LAKES - UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE(S) 57 THROUGH 61 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FLORIDA.
The Clerk of this Court shall sell the property to the highest bidder for cash, on March 11, 2026 at 10:00 a.m. on Hillsborough County's Public Auction website: www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made by 12:00 p.m. the next business day.

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

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

LAW OFFICE OF GARY GASSEL, P.A.
2191 Ringling Boulevard
Sarasota, Florida 34237
(941) 952-9322
Attorney for Plaintiff
By WILLIAM NUSSBAUM III, ESQUIRE
Florida Bar No. 066479
Nov. 28; Dec. 5, 2025 25-03640H

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 GovOps Contracting located at 7901 4th St N STE 300 in the City of St. Petersburg, Hillsborough, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of November, 2025 Louis King November 28, 202525-03664H		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY CASE NO. 25-CA-007799 DIV: E NATIONSTAR MORTGAGE LLC, Plaintiff, vs. WILLIAM D. BARTMAN, AS TRUSTEE OF THE JUNE S. FISHMAN LIVING TRUST AGREEMENT DATED MAY 12, 2005, et al., Defendant. To the following Defendants: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JUNE S FISHMAN A/K/A JUNE STEFIE FISHMAN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVI- SEES, GRANTEES, OR OTHER CLAIMANTS - 302 ANDOVER PL S, UNIT 163, SUN CITY CENTER, FL 33573 ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST OF THE JUNE S. FISHMAN LIVING TRUST UNDER TRUST INSTRU- MENT DATED MAY 12, 2005, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS - 302 ANDOVER PL S, UNIT 163, SUN CITY CENTER, FL 33573 JUSTIN FISHMAN A/K/A GUSTIN L. FISHMAN - 6706 N. NEBRASKA AVE., APT 8681, TAMPA, FL 33604 UNKNOWN SPOUSE OF JUS- TIN FISHMAN A/K/A GUS- TIN L. FISHMAN - 6706 N. NEBRASKA AVE., APT 8681, TAMPA, FL 33604 LAST KNOWN ADDRESS STATED, CURRENT RESI- DENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: UNIT 163 OF ANDOVER “G” CONDOMINIUM, ACCORD-		

FIRST INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 25-CA-008608 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. KHALIL LEE A/K/A KHALIL R. LEE; GEORGIA'S OWN CREDIT UNION; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). TO: KHALIL LEE A/K/A KHALIL R LEE LAST KNOWN ADDRESS: 8256 Malvern Cir, Tampa, FL 33634 ALSO ATTEMPTED AT: 4207 S DALE MABRY HWY UNIT 12210 TAMPA, FL 33611 and 842 22ND AVE S APT 3 SAINT PETERSBURG, FL 33705 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 6, BLOCK 1, TWELVE OAKS VILLAGE - UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RE- CORDED IN PLAT BOOK 48, PAGE 13, OF THE PUBLIC RE- CORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 8256 Malvern Cir, Tampa, FL 33634 has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAM- BERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before 12/30/2025, (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		

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 busi- ness under the fictitious name of Foto- bot Studios located at 3302 W Santiago St, in the County of Hillsborough, in the City of Tampa, Florida 33629 intends to register the said name with the Division of Corporations of the Florida Depart- ment of State, Tallahassee, Florida. Dated at Tampa, Florida, this 25th day of November, 2025. WES PRATT, INC. November 28, 202525-03658H		

ING TO THE DECLARATION OF CONDOMINIUM THERE- OF, RECORDED IN OFFICIAL RECORDS BOOK 2814, PAGE(S) 253, OF THE PUBLIC RECORDS OF HILLSBOR- OUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. has been filed against you and you are required to serve a copy of you writ- ten defenses, if any, to it, on 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 December 4, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Com- plaint. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and seal of this Court this 30 day of October, 2025. VICTOR D. CRIST CLERK OF COURT OF HILLSBOROUGH COUNTY (SEAL) By Delsha Stewart Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 MCCALLA RAYMER LEBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 24-11112FL Nov. 28; Dec. 5, 202525-03650H		
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FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003883 Division: B IN RE: ESTATE OF GINGER G. LOSCH Deceased. The administration of the estate of Gin- ger G. Losch, 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 St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attor- ney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-010242 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. ERVIN AJAMU BABALOLA, et al., Defendants. TO: Ervin Ajamu Babalola 6701 Mirror Lake Avenue Tampa FL 33634 Aseelah Babalola 6701 Mirror Lake Avenue Tampa FL 33634 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hills- borough County, Florida: LOT 16, BLOCK 4, TOWNE PLACE REVISED, ACCORD- ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE(S) 1, 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, by 12/25/25 or (30) days from the date of first publication of this Notice, and file the original with		

FIRST INSERTION		
NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 2025-CA-009128 Honorable Judge: Mark R. Wolfe PLANET HOME LENDING, LLC Plaintiff, vs. MARKKEITH JOHNSON; UNKNOWN SPOUSE OF MARKKEITH JOHNSON; HEATHER LAKES AT BRANDON COMMUNITY ASSOCIATION, INC.; STATE OF FLORIDA; HILLSBOROUGH COUNTY CLERK OF COURT; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants, TO: MARKKEITH JOHNSON. Last Known Address: 1204 CRESSFORD PLACE, BRAN- DON, FL 33511. YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the follow- ing property commonly known as 1204 CRESSFORD PLACE, BRANDON, FL 33511, and more particularly described as follows: LOT 1, BLOCK C, OF HEATH- ER LAKES UNIT XXII PHASE A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 76, PAGE(S) 38, OF THE PUBLIC RECORDS OF HILLSBOR- OUGH COUNTY, FLORIDA. Folio No. 072310-7252 COMMONLY KNOWN AS: 1204 Cressford Place, Brandon, FL 33511. has been filed against you and you are required to serve of a copy of your writ-		

held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity 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 28, 2025.

Personal Representative: Junior Losch 8916 Rocky Creek Drive Tampa, Florida 33615 Attorney for Personal Representative: Kimberly K. Muentert, Attorney Florida Bar Number: 0078340 Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 Fax: (813) 367-1501 E-Mail: kmuentert@mortellarolaw.com Secondary E-Mail: kkmuenter@gmail.com Nov. 28; Dec. 5, 202525-03662H

the Clerk of this Court either before service on the Plaintiff's attorney or im- mediately thereafter; or a default will be entered against you for the relief de- manded 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 as- sistance, please contact the 13th Judi- cial 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsbor- ough County, Florida, this 19 day of No- vember, 2025.

Victor D. Crist as Clerk of the Circuit Court of Hillsborough County, Florida (SEAL) By: Jennifer Taylor DEPUTY CLERK Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 Nov. 28; Dec. 5, 202525-03660H
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FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-005388 AMWEST FUNDING CORP, Plaintiff, v. BROTHERS DIAZ & ASSOCIATES LLC; et al, Defendant(s). To the following Defendant(s): UNKNOWN TENANT #1 (Last Known Address: 2311 W Saint Conrad St., Tampa, FL 33607) UNKNOWN TENANT #2 (Last Known Address: 2311 W Saint Conrad St., Tampa, FL 33607) YOU ARE NOTIFIED that an action to foreclose based on boundaries estab- lished by acquiescence, on the following described property: LOT 22, BLOCK 13, BOUTON & SKINNERS ADDITION TO WEST TAMPA, A SUBDIVI- SION ACCORDING TO THE PLAT THEREOF RECORDED NI PLAT BOOK 1, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 2311 W SAINT CONRAD ST., TAMPA, FL 33607 has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 on or be- fore 12/30/2025, a date which is within thirty (30) days after the first publi-		

cation 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 de- manded 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 cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and the seal of this Court this 24 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

Ghidotti Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 Nov. 28; Dec. 5, 202525-03670H
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FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 23-CP-000727 Division Probate IN RE: ESTATE OF STUART ROWEN, Deceased. The administration of the estate of Stuart Rowen, deceased, whose date of death was July 8, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough Coun- ty Clerk of Court, 800 E. Twiggs Street, Tampa, FL 33602. The names and ad- dresses of the personal representative and the personal representative's attor- ney 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 PUBLICA- TION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the de- cedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the de- cedent'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 FOREV- ER 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 28, 2025.

Personal Representative: Signature: Wayne Rowen (Nov 22, 2025 11:15:37 EST) Email: wolfpac12857k@gmail.com Wayne Rowe 646 Huffs Church Road Alburtis, PA 18011 Attorney for Personal Representative: Signature: matthew weidner (Nov 22, 2025 20:39:36 EST) Email: weidner@mattweidnerlaw.com Matthew D. Weidner E-Mail Addresses: service@mattweidnerlaw.com julia@mattweidnerlaw.com Florida Bar No. 0185957 Weidner Law 856 2nd Avenue North St. Petersburg, FL 33701 Telephone: 727-954-8752 Nov. 28; Dec. 5, 202525-03668H
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FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-003560 DIV: G VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, v. THOMAS R. SMILEY, et al., Defendants. NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on January 7, 2026, at 10:00 a.m. ET, via the online auction site at http://www. hillsborough.realforeclose.com in ac- cordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit: Lot 13, Block B, COPPER RIDGE - TRACT G1, according to the map or plat thereof, as re- corded in Plat Book 89, Page(s) 29, of the Public Records of Hill- sborough County, Florida. Property Address: 4716 Little Denise Court, Valrico, FL 33594 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim		

before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be en- titled only to a return of the deposit paid. The Purchaser shall have no further re- course against the Mortgagee, the Mort- gagee or the Mortgagee's attorney.

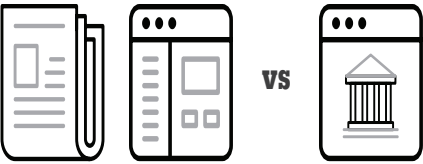
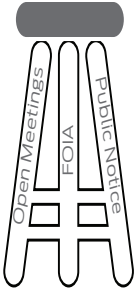
If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such as- sistance, please contact the 13th Judi- cial Circuit Court's ADA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

SUBMITTED on this 25th day of November, 2025.

TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 Nov. 28; Dec. 5, 202525-03665H

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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**

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE OF MOTOR VEHICLE
Pursuant to Florida Statute 713.585, Mid-Florida Lien And Title Service, LLC. will sell at public sale for cash the following described vehicle(s) located at lienor's place to satisfy a claim of lien. 2023 TOYT VIN: 4T1G11AK-3PU730968. Lien Amt: \$8960.00. 1998 MITS VIN: 4A3AL54F7WE083314. Lien Amt: \$14786.50. Lienor/BOOST-ING PERFORMANCE LLC 3421 W GREEN ST TAMPA, FL 813-513-3582. Sale Date: December 15, 2025, 10:00AM AM. At Mid Florida Lien &

Title Service LLC. 3001 Aloma Ave. Winter Park FL 32792. Said vehicle(s) may be redeemed by satisfying the lien prior to sale date. You have the right to a hearing at any time prior to sale date by filing a demand for hearing in the circuit court. Owner has the right to recover possession of vehicle by posting a bond in accordance with F.S. 559.917. Any proceeds in excess of the amount of the lien will be deposited with the Clerk of Circuit Court in the county where the vehicle is held.
November 28, 2025 25-03657H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-001973 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF MFA 2021-RPL1 TRUST, Plaintiff, vs. BRENDA C. SANOGUET A/K/A BRENDA SANOGUET, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 09, 2025, and entered in 23-CA-001973 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF MFA 2021-RPL1 TRUST is the Plaintiff and BRENDA C. SANOGUET A/K/A BRENDA SANOGUET; UNKONOWN SPOUSE OF BRENDA C. SANOGUET A/K/A BRENDA SANOGUET; BLOOMINGDALE NEIGHBORHOOD ASSOCIATION, INC.; BLOOMINGDALE-EE-HOMEOWNERS' ASSOCIATION, INC.; RIVERGLEN OF BRANDON HOMEOWNERS' ASSOCIATION, INC. 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 22, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 8, BLOCK 1, OF BLOOMINGDALE SECTION "EE" PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 4516 PRES-

TON WOODS DRIVE, 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 in accordance with Florida Statutes, Section 45.031.
IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org
Dated this 24 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
21-084444 - ErS
Nov. 28; Dec. 5, 2025 25-03666H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-000743 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF1, Plaintiff, vs. JOSEFINA M. HOUSE; UNKNOWN SPOUSE OF JOSEFINA M. HOUSE; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated September 18, 2024 and an Order Rescheduling Foreclosure Sale dated November 21, 2025, entered in Civil Case No.: 23-CA-000743 of the Circuit Court of the Thirteenth 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, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF1, Plaintiff, and JOSEFINA M. HOUSE; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A PAUL HAMELTON, 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 20th day of January, 2026, the following described real property as set forth in said Judgment, to wit:
LOT 14, IN BLOCK 2, OF DEL RIO ESTATES, ACCORD-

ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 44, 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 25, 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
22-49748
Nov. 28; Dec. 5, 2025 25-03667H

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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

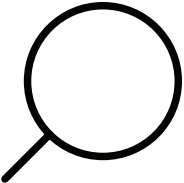


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

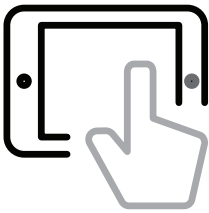
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH 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	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	Public Notice Effective Oct. 30, 2025, WellMed at Linebaugh will be closed. Pravash Kumar Dhakal, MD, will no longer be providing care at WellMed. Patients can obtain copies of their medical record by: • Visiting wellmedhealthcare.com to send a request online • Downloading the release form to print and fax back to 1-817-514-7879 • Mailing the form to: WellMed Health Information Management Dept. 909 Hidden Ridge Dr, Suite 300 Irving, TX 75038 PR2030-4-LA November 7, 14, 21, 28, 2025 25-03431H	Public Notice Effective Oct. 30, 2025, WellMed at Elk Mountain will be closed. Jocelyn Bueno, MD, will transfer to Optum – Sun City. Patients can obtain copies of their medical record by: • Visiting wellmedhealthcare.com to send a request online • Downloading the release form to print and fax back to 1-817-514-7879 • Mailing the form to: WellMed Health Information Management Dept. 909 Hidden Ridge Dr, Suite 300 Irving, TX 75038 PR2030-4-LA November 7, 14, 21, 28, 2025 25-03428H
FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH 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	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	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	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
FOURTH INSERTION	FIFTH INSERTION	SECOND INSERTION	SECOND 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative or Cu-	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	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 Twigg's 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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	NOTICE TO CREDITORS IN THE THIRTEENTH JUDICIAL CIRCUIT COURT 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 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 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



How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice Email:
legal@businessobserverfl.com

SECOND INSERTION		SECOND INSERTION		FOURTH INSERTION		FOURTH 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: <table><tr><td>Name</td><td>Address</td></tr><tr><td>Julie E. Watson</td><td>614 Oakmont Ave. Sun City Center, FL 33573</td></tr><tr><td>Christopher J. Gibbs</td><td>391 Oakland Rd. Sweetwater, TN 37874</td></tr></table> ALL INTERESTED PERSONS ARE NOTIFIED THAT:		Name	Address	Julie E. Watson	614 Oakmont Ave. Sun City Center, FL 33573	Christopher J. Gibbs	391 Oakland Rd. Sweetwater, TN 37874	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		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		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		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		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	
Name	Address																
Julie E. Watson	614 Oakmont Ave. Sun City Center, FL 33573																
Christopher J. Gibbs	391 Oakland Rd. Sweetwater, TN 37874																
SECOND INSERTION		SECOND INSERTION		SECOND INSERTION		SECOND 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		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		NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 25-CA-000375 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,		NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA 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 Subdivi-		tion, 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 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 25-03610H									

SECOND INSERTION		SECOND INSERTION		SECOND INSERTION		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-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		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, 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		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	

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		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		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 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		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-005375 U.S. BANK TRUST NATIONAL		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 MVAURA, 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: County of SOUTH FORK TRACT		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 1-800-955-8773; TDD-Deaf Impaired Line	
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SECOND INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-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.org.	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

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-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.org/realforeclose.com on December 1, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, at 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 an 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

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 29-2024-CA-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.org/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 accor-	dance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 17 day of 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

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-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.org/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 RIVER-	BEND 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

SECOND 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.org/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

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 25-CA-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.org/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 REMAIN-	ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.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

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. 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.org/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

SECOND 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.org/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 an 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@fjud13.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

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 25-CA-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.org/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@fjud13.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

SECOND INSERTION	
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 25-CA-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, Grant-ees, 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. Ham-mer, 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 ei-ther has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, as-signees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named	Defendant(s) and such of the aforementioned unknown De-fendants and such of the afore-mentioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to fore-close a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows: LOT 1, GANTREE SUBDIVI-SION, AS PER PLAT THERE-OF, RECORDED IN PLAT BOOK 47, PAGE 83, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA. more commonly known as 211 Rick-enbacker 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 Ra-ton, 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 de-manded 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 FCO1 RFT November 21, 28, 2025 25-03598H
SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-005903 GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLCI, Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF 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 Hills-borough County, Florida: LOT 15, BLOCK 1, OF WOOD-LAWN PARK SUBDIVISION REVISED, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT	BOOK 7, PAGE 6, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. including the buildings, appur-tenances, and fixture located thereon. Property Address: 1319 W State St., Tampa, FL 33606 (the "Prop-erty"). 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 Tech-nology 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 de-manded in the Complaint or petition filed herein. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer-tain assistance. To request such an ac-commodation, please contact Court Ad-ministration at least 7 days before your scheduled court appearance, or imme-diatly 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 ---	
SECOND 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

SECOND 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 ac-tion 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 Bloom-ingdale 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 plain-tiff'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 com-plaint 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 cer-tain assistance. To request such an ac-commodation, please contact Court Ad-ministration at least 7 days before your scheduled court appearance, or imme-diatly 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, Flor-ida 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
SECOND 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 ac-tion 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 Bloom-ingdale 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 plain-tiff'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 com-plaint 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 cer-tain assistance. To request such an ac-commodation, please contact Court Ad-ministration at least 7 days before your scheduled court appearance, or imme-diatly 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, Flor-ida 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
SECOND 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 estab-lished by acquiescence, on the following described property: THE EAST 31 FEET OF LOT 8 ALL OF LOT 9, BLOCK 2, RE-VISED MAP OF VILLA BON-NIEVENTURE, A SUBDIVI-SION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 53, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH 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 Berg-er 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 origi-nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de-fault will be entered against you for the relief demanded in the complaint. 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 notifi-cation of a scheduled court proceed-ing if the time before the scheduled appearance is less than 7 days. Com-plete 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

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA 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, NORTH-VIEW HILLS UNIT 3, AC-CORDING 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 RE-CORDS 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 Del-ray 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 im-me-diatly 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 notifi-cation of a scheduled court proceed-ing if the time before the scheduled appearance is less than 7 days. Com-plete 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
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-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 CO-LIN 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 cover-ing the following real and personal property described as follows, to-wit: LOT 17, BLOCK 3, LAKE ST. CHARLES, UNIT 2, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 78, PAGE 12, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA. 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 cer-tain assistance. To request such an ac-commodation, please contact Court Ad-ministration at least 7 days before your scheduled court appearance, or imme-diatly 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
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-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 SER-VICE OF PROCESS AT THE AD-DRESS OF: 18420 MEADOW BLOSSOM LANE TAMPA, FL 33647 You are notified that an action to foreclose a mortgage on the follow-ing property in Hillsborough County, Florida: LOT 96, BLOCK 9, OF CROSS CREEK PARCEL "K" PHASE 2C, ACCORDING TO THE MAP OR PLAT THEREOF RECOR-ED IN PLAT BOOK 92, PAGE 71, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, 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 writ-en defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's at-	torney, 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 be-fore 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 dis-ability who needs an accommodation in order to access court facilities or participate in-a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Of-fice of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court ap-pearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordi-nator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. Dated: 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