

Public Notices

Business
Observer

HILLSBOROUGH PAGES 17-28

PASCO PAGES 29-36

PAGE 17

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

DECEMBER 5 - DECEMBER 11, 2025

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

The Villages of Bloomingdale Community Development District Audit Committee will meet on Tuesday, December 16, 2025 at 9:00 a.m. at the Villages of Bloomingdale Clubhouse, 6301 Valleydale Drive, Riverview, FL 33578. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Villages of Bloomingdale Community Development District.

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

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting

and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or at jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Jason Greenwood, District Manager
Governmental Management
Services - Tampa, LLC
December 5, 2025 25-03673H

FIRST INSERTION

**WATERLEAF COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD MEETING
AND CLOSED SESSION**

A regular meeting of the Board of Supervisors (the "Board") of the Waterleaf Community Development District (the "District") will be held on **December 17, 2025, at 5:30 p.m.** at the Riverview Public Library, Room 109A, 9951 Balm Riverview Rd., Riverview, FL 33569. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o GMS-Tampa, at (813) 344-4844 or 4530 Eagle Falls Place, Tampa, FL 33619 ("District Manager's Office").

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

The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community develop-

ment districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

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

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

Richard McGrath, District Manager
December 5, 2025 25-03674H

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District (District) issued on December 1, 2025, a new Water Use Permit at Sweet Lychees, by applicants: Sweet Lychees, Inc., 275 Moccasin Hollow Road, Lithia, Florida 33547; and Dusty Lee Veber and Mary Stevens, 275 Moccasin Hollow Road, Lithia, Florida 33547. Application No. 20 021294.000. Application received: November 17, 2025.

Predominant use type(s): Agricultural and Landscape/Recreation Use. Quantity: The new authorized allocated quantities are as follows: 7,500 gallons per day (gpd) Annual Average Daily (AAD); 9,300 gpd Drought AAD; 39,500 gpd Peak Month; and Maximum Crop (Frost-Freeze) Protection of 62,600 gallons per event. Location: Section(s) 31, Township 30 South, Range 22 East, in Hillsborough County. Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watertakers.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813) 985-7481 or 1-800-836-0797, TDD only 1-800-231-6103. December 5, 2025 25-03712H

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

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

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

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

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 22, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

1041 - HANTON, SARIYAH; 1052 - Ortiz, Yesenia; 1097 - Green, Erica; 1131 - Raaiheim, Felix; 2011 - Torres, Christopher; 2028 - Jackson, Victoria; 2061 - Smith, Toniesha; 2072 - Fecht, Daniel; 2087 - Weston, Courtney; 2102 - Chang, Philip; 2115 - Nicol, Jennifer; 2124 - RANDALL, JEFFERY; 2156 - Dale, Timothy; 2181 - The Luxe Box Ward, Amina; 2192 - kavanagh, bart; 2220 - Elamin, Saeed; 3002 - Figueiroa, Rosa; 3047 - COLWELL, SPENCER; 3062 - Brown, Scott; 3072 - Guiste, Nardine; 3079 - Cano, kevin Sanchez; 3108 - Avila, Mailin; 3158 - Young, Monique; 3196 - Cruzado, John; 4009 - Green, Brian

PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473

Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

1006 - Rojas, Roberto; 1037 - Olivero Nieves, Magda Luz; 1038 - saez, Mara; 1052 - Cooke, Delgado; 1071 - McCullough, Ceola; 1077 - Reynaert, Eva; 1132 - Lopez, Ashlie Marie; 1138 - Gonzalez, Kiroskas; 1146 - delgado, Ana; 2010 - golbin, phil; 2018 - O'Connor, Donald; 2020 - RIVERS, JEANAS; 2032 - McQuay, Marla; 3022 - Mreisy, Charlotte; 3037 - Aponte, Christian C; 3062 - Williams, Keesha; A041 - Montez, Courtney; A079 - Monroe, Kenya; A091 - Malik, Kamau; A104 - Johnson, Angeletti; A112 - Phillips, Derrick; B203 - Olivares, Andrea; B235 - Leon-Garcia, Paola; C301 - Lopez, Anthony; C315 - white, Shanequa; C337 - Black, Pierre; C343 - Prince, Joyce; C349 - Lopez, Ernesto; C360 - luna, Catherine; D412 - Laurent, Zachary; D434 - Thompson, Courtney; D435 - Rivera, Natshaly; D461 - Lopez, Jessica; E517 - Ducos, Ruth Alvarez; E524 - Muldowney, Timothy; E544 - GIRON TIRADO, Franciso; F620 - Delgado, Paul; G706 - Hollyfield, Angel; H802 - Edling, Jacob; H804 - sfzora, michael; RV08 - Nauman, Kimberley

PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

0112 - Yaddof, Corey; 1029 - Strain, Randal; 1112 - wallace, yohance; 1113 - williams, Arkadi; 1157 - Brown, Rickelle; 226 - Moley, Aryanna; 257 - Edwards, Jenneh; 746 - Rodriguez, Kayla; 756 - Alcocer, Luis; 897 - Petsch, Katelynn; 908 - McLuckie, William; 920 - McCluckie, William; 944 - Moldthan, Wendi 01007 - Filippelli, Annette; 111 - Krider, Richard; 202 - Nenno, Evelyn; 279 - Petelle, Evan; 303 - Fatkin, Angela; 423 - Cunningham, Chris; 542 - Baldwin, Roslyn; 567 - Wheeley, Leah; 615 - Perry, Steve; 617 - Baetens, Seth; 908 - Harrison, Jeremy

PUBLIC STORAGE # 25526, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

0112 - Yaddof, Corey; 1029 - Strain, Randal; 1112 - wallace, yohance; 1113 - williams, Arkadi; 1157 - Brown, Rickelle; 226 - Moley, Aryanna; 257 - Edwards, Jenneh; 746 - Rodriguez, Kayla; 756 - Alcocer, Luis; 897 - Petsch, Katelynn; 908 - McLuckie, William; 920 - McCluckie, William; 944 - Moldthan, Wendi 01007 - Filippelli, Annette; 111 - Krider, Richard; 202 - Nenno, Evelyn; 279 - Petelle, Evan; 303 - Fatkin, Angela; 423 - Cunningham, Chris; 542 - Baldwin, Roslyn; 567 - Wheeley, Leah; 615 - Perry, Steve; 617 - Baetens, Seth; 908 - Harrison, Jeremy

PUBLIC STORAGE # 25527, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

0112 - Yaddof, Corey; 1029 - Strain, Randal; 1112 - wallace, yohance; 1113 - williams, Arkadi; 1157 - Brown, Rickelle; 226 - Moley, Aryanna; 257 - Edwards, Jenneh; 746 - Rodriguez, Kayla; 756 - Alcocer, Luis; 897 - Petsch, Katelynn; 908 - McLuckie, William; 920 - McCluckie, William; 944 - Moldthan, Wendi 01007 - Filippelli, Annette; 111 - Krider, Richard; 202 - Nenno, Evelyn; 279 - Petelle, Evan; 303 - Fatkin, Angela; 423 - Cunningham, Chris; 542 - Baldwin, Roslyn; 567 - Wheeley, Leah; 615 - Perry, Steve; 617 - Baetens, Seth; 908 - Harrison, Jeremy

PUBLIC STORAGE # 25528, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

0112 - Yaddof, Corey; 1029 - Strain, Randal; 1112 - wallace, yohance; 1113 - williams, Arkadi; 1157 - Brown, Rickelle; 226 - Moley, Aryanna; 257 - Edwards, Jenneh; 746 - Rodriguez, Kayla; 756 - Alcocer, Luis; 897 - Petsch, Katelynn; 908 - McLuckie, William; 920 - McCluckie, William; 944 - Moldthan, Wendi 01007 - Filippelli, Annette; 111 - Krider, Richard; 202 - Nenno, Evelyn; 279 - Petelle, Evan; 303 - Fatkin, Angela; 423 - Cunningham, Chris; 542 - Baldwin, Roslyn; 567 - Wheeley, Leah; 615 - Perry, Steve; 617 - Baetens, Seth; 908 - Harrison, Jeremy

PUBLIC STORAGE # 25529, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

0112 - Yaddof, Corey; 1029 - Strain, Randal; 1112 - wallace, yohance; 1113 - williams, Arkadi; 1157 - Brown, Rickelle; 226 - Moley, Aryanna; 257 - Edwards, Jenneh; 746 - Rodriguez, Kayla; 756 - Alcocer, Luis; 897 - Petsch, Katelynn; 908 - McLuckie, William; 920 - McCluckie, William; 944 - Moldthan, Wendi 01007 - Filippelli, Annette; 111 - Krider, Richard; 202 - Nenno, Evelyn; 279 - Petelle, Evan; 303 - Fatkin, Angela; 423 - Cunningham, Chris; 542 - Baldwin, Roslyn; 567 - Wheeley, Leah; 615 - Perry, Steve; 617 - Baetens, Seth; 908 - Harrison, Jeremy

PUBLIC STORAGE # 25530, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

0112 - Yaddof, Corey; 1029 - Strain, Randal; 1112 - wallace, yohance; 1113 - williams, Arkadi; 1157 - Brown, Rickelle; 226 - Moley, Aryanna; 257 - Edwards, Jen

FIRST INSERTION

NOTICE OF PUBLIC SALE

U-Stor Tampa East will be held on or thereafter the dates in 2025 and times indicated below, at www.storage treasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday December 17, 2025 @ 10:00 AM.

F-3 Alfred Thorton
F-21 Sherri Beretta
J-25 Patrice Wilson
December 5, 12, 2025 25-03709H

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Shirley Jean Beckett will on December 22, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1964 NASH Mobile Home, VIN HTM113880, TITLE 2200735 And all other personal property located therein

Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, December 5, 12, 2025 25-03686H

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 Shane William Kennedy located at 1707 W Reynolds Street 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 25th day of November, 2025

Shane William Kennedy Estate
December 5, 2025 25-03679H

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 LUCIAN PARTY RENTAL'S located at 4747 W Waters Ave Apt 1108 in the City of Tampa, Hillsborough, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of December, 2025

Laura Suarez
December 5, 2025 25-03733H

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 Regnabell Holistic Harmony located at 2780 E Fowler Avenue #572, in the City of Tampa, Hillsborough, FL 33612-6297 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of November, 2025

Regnarene Brown
December 5, 2025 25-03689H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Jimmy Pinkney III / PINKNEY TRANSPORTATION LLC will engage in business under the fictitious name PINKNEY TRANSPORTATION LLC DBA BAGEL BARN, with a physical address 1518 GREEN MEADOW DR. LUTZ, FL 33549, with a mailing address 1518 GREEN MEADOW DR. LUTZ, FL 33549, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

December 5, 2025 25-03724H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that WAL-MART STORES EAST, LP, 5553 N US HWY 41, Apollo Beach, FL 33572, desiring to engage in business under the fictitious name of Walmart Liquor Box #2229, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

December 5, 2025 25-03729H

FIRST INSERTION

NOTICE OF BOARD MEETING BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on December 17, 2025, at 10:00 AM at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

Jason Greenwood, District Manager
Governmental Management
Services - Tampa, LLC
December 5, 2025 25-03672H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 01/04/2026 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

JTDKN3DU0A008977
2010 TOYOTA PRIUS
JTEBU5JRIA5002797
2010 TOYOTA 4RUNNER
1C4RJFAG4HC632450
2017 JEEP GRAND CHEROKEE
LAREDO
4T4BF1FK1CR214872
2012 TOYOTA CAMRY/SE/LE/XLE
5TDZA3EH6CS017407
2012 TOYOTA HIGHLANDER/SE
JTEZU5JRSE5070244
2014 TOYOTA 4RUNNER SR5/
LIMITED

December 5, 2025 25-03693H

FIRST INSERTION

Notice of Public Sale

U-Stor Linebaugh
Notice is hereby given that the following storage units are intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on December 20, 2025, at the times and locations listed below.

Units contain general household goods unless otherwise stated. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-STOR LINEBAUGH

Start: December 20, 2025
05:00 AM EST
End: December 29, 2025
5:00 PM EST
Location: 5002 W. Linebaugh
Ave, Tampa, FL 33624
Bidding: All bidding will take
place online at
bid13.com
97 Kenneth Kitchen
17 Olinda Manhenje
65 Gerardo Trado
December 5, 12, 2025 25-03718H

--- PUBLIC SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of AllWater Aquatic Resource Management located at 4480 Eagle Falls Place, Tampa, FL 33619 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 28th day of November, 2025
A&B Aquatics Buyer LLC
December 5, 2025 25-03714H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Bautista Urena / EMILY SNACK DISTRIBUTION INC will engage in business under the fictitious name GLOBAL SNACKS INC, with a physical address 5930 EGRET LANDING PLACE LITHIA, FL 33547, with a mailing address 5930 EGRET LANDING PLACE LITHIA, FL 33547, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

December 5, 2025 25-03713H

FIRST INSERTION

Fictitious Name Notice

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

December 5, 2025 25-03701H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that IDAHO LITEHOUSE, INC., desiring to engage in business under the fictitious name of LITEHOUSE FOODS located at 100 LITEHOUSE DRIVE SANDPOINT, ID 83864 intends to register the said name in Hillsborough county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

December 5, 2025 25-03699H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003393

Division B

IN RE: ESTATE OF

MICHAEL W. RAINVILLE

Deceased.

The administration of the Estate of Michael W. Rainville, deceased, whose date of death was June 13, 2023 is pending in the Circuit Court for Hillsborough County, Florida Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. 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 creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

All 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.

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

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

The date of first publication of this notice is December 5, 2025.

The date of first publication of this notice is December 5, 2025.

Personal Representative:

Eva Gomes Beckner

a/k/a Eva Gomes DeOlivera Beckner

6804 Wayside Court

Tampa, FL 33634

Attorney for Personal Representative:

John M. Sakellarides

Attorney for Personal Representative

Florida Bar No. 935107

John M. Sakellarides, P.A.

29605 U.S. Hwy 19 North, Suite 110

Clearwater, FL 33761

Telephone: (727) 785-1228

E-mail: Michael@BugbeeLegal.com

Secondary E-Mail: N/A

December 5, 12, 2025 25-03711H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Orgel Chiropractic and Functional Health located at 3212 Cove Bend Dr in the City of Tampa, Hillsborough, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of November, 2025
Mayan Orgel
December 5, 2025 25-03694H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Bautista Urena / EMILY SNACK DISTRIBUTION INC will engage in business under the fictitious name GLOBAL SNACKS INC, with a physical address 5930 EGRET LANDING PLACE LITHIA, FL 33547, with a mailing address 5930 EGRET LANDING PLACE LITHIA, FL 33547, and already registered the name mentioned above with the Florida Department of State, Tallahassee, Florida.

December 5, 2025 25-03698H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Amira Ruiz will engage in business under the fictitious name GLOW HAIRSPA AND SALON, with a physical address 16156 MONTEREY GREENS CIRCLE TAMPA, FL 33647, with a mailing address 16156 MONTEREY GREENS CIRCLE TAMPA, FL 33647, and already registered the name mentioned above with the Florida Department of State, Tallahassee, Florida.

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 25-CP-003964
Division: A
IN RE: ESTATE OF
CURTIS THOMPSON,
Deceased.

The administration of the estate of CURTIS THOMPSON, deceased, whose date of death was June 30, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602.

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

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative:
Signed by: WANDA FEASTE

7116 Yardley Way
Tampa, Florida 33647
Attorney for Personal Representative:
RODOLFO SUAREZ, JR., ESQ.
Attorney
Florida Bar Number: 013201
9100 S Dadeland Blvd., Suite 1620
Miami, Florida 33156
Telephone: (305) 448-4244
Fax: (305) 448-4211
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
December 5, 12, 2025 25-03681H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-004012
Division Probate
IN RE: ESTATE OF
CYNTHIA ANN EDGING
Deceased.

The administration of the estate of Cynthia Ann Edging, deceased, whose date of death was July 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative:

Daniel Edward Bradish
Attorney for Personal Representative:
/s/ Debra A. Faulkner
/s/ Debbie Faulkner
Debra A. Faulkner, Esq.
Florida Bar Number: 94212
The Faulkner Firm, P.A.
4056 Tampa Road
Oldsmar, FL 34677
Telephone: (727) 939-4900
E-Mail: debbie@thefaulknerfirm.com
Secondary E-Mail:
probate@thefaulknerfirm.com
December 5, 12, 2025 25-03682H

FIRST INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE 13th JUDICIAL
CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA.
PROBATE DIVISION
CASE NO.: 25-CP-003821
DIVISION: A
IN RE: The Estate of
LEILANI BELL,
Deceased.

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

The administration of the estate of LEILANI BELL, deceased, whose date of death was March 6, 2024, and whose social security number is XXX-XX-5813, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE
ON THEM.

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

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

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

The date of first publication of this Notice is December 5, 2025.

Attorney and Personal Representative
Giving Notice:

/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Petitioner and As Personal
Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive,
18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
December 5, 12, 2025 25-03708H

FIRST INSERTION

**NOTICE BY PUBLICATION
REGARDING ORDER**
GRANTING PETITION FOR
SUMMARY ADMINISTRATION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-CP-3399
Division A
IN RE: ESTATE OF
AZZEDDINE BENCHEKROUN
Deceased.

TO: ANOUAR BENCHEKROUN
MARIYA BENCHEKROUN
SAIDA BENCHEKROUN
MOHAMMED BENCHEKROUN
Current residences and/or whereabouts
unknown

YOU ARE NOTIFIED that the Circuit Court for Hillsborough County, Florida, Probate Division, in File No. 24-CP-003399, Division A, in the Estate of AZZEDDINE BENCHEKROUN, Deceased, has entered an Order Granting Fatima Ezzahrae Bencheckroun's Petition for Summary Administration (the "Order"). The Order, entered following hearing on September 29, 2025, among other things:

1. Admits to probate the instrumented dated July 12, 2021, as the Decedent's Last Will and Testament;

2. Distributes the Decedent's tangible personal property to FATIMA EZZAHRAE BENCHEKROUN; and

3. Directs that the rest, residue, and remainder of the Decedent's probate estate be distributed to FATIMA EZZAHRAE BENCHEKROUN, as Trustee of the BENCHEKROUN REVOCABLE TRUST DATED JULY 2, 2021, to be held, administered, and distributed in accordance with the terms of that Trust for the benefit of its beneficiaries.

The Order further authorizes FATIMA

EZZAHRAE BENCHEKROUN, in a limited fiduciary capacity, to take possession of, receive, and transfer assets belonging to or owed to the Estate of AZZEDDINE BENCHEKROUN (excluding Decedent's tangible personal property), including, but not limited to, the Republic Bank checking account ending in #7725, solely for the purpose of transferring and administering such assets within the BENCHEKROUN REVOCABLE TRUST DATED JULY 2, 2021.

You are identified as beneficiaries and/or interested persons in connection with the above-referenced estate and/or the BENCHEKROUN REVOCABLE TRUST DATED JULY 2, 2021.

You are required to serve any objections, motions, or other responsive pleadings you may have to the relief granted by the Order or the underlying attorney for the Petitioner and to file the original of such objections or responsive pleadings with the Clerk of the Circuit Court for Hillsborough County, Florida, Probate Division, no later than 30 days after the date of first publication of this Notice.

FAILURE TO TIMELY SERVE AND FILE ANY OBJECTIONS OR OTHER RESPONSIVE PLEADINGS MAY RESULT IN THE ORDER REMAINING IN FULL FORCE AND EFFECT WITHOUT FURTHER NOTICE TO YOU.

DATED this 5 day of December 2025
/s/ Omar A. Erchid
Omar A. Erchid, Esq.
omar@erchidlaw.com
Florida Bar No. 1010955
ERCHID LAW PLLC
203 N. Armenia Ave, #101
Tampa, Florida 33609
Office: (813) 631-7226
Fax: (813) 946-5101

Secondary email:
admin@erchidlaw.com
Attorney for Petitioner
Fatima Ezzahrae Bencheckroun
December 5, 12, 2025 25-03719H

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

CIVIL DIVISION: A
CASE NO.: 24-CA-009383
SECTION # RF

UNION HOME MORTGAGE
CORP.,

Plaintiff, vs.

AMANDA R. AMESBURY;
AYERSWORTH GLEN
HOMEOWNERS ASSOCIATION,
INC.; UNKNOWN SPOUSE OF
AMANDA R. AMESBURY; MARK J.
MEYERS A/K/A MARK MEYERS;
CRYSTAL R. MEYERS A/K/A
CRYSTAL MEYERS; 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.hillsboroughrealforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on the 22 day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 62, BLOCK 10, AYERSWORTH GLEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE(S) 166 THROUGH 212, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 10540 CARLOWAY HILLS DR, WIMAUMA, FL 33598
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 at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org
Dated this 25th day of November, 2025.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By/s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 24-F01480
December 5, 12, 2025 25-03677H

FIRST INSERTION

FIRST INSERTION

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

CASE NO. 25-CC-25480

CHARM-B INC., A FLORIDA
CORPORATION

PLAINTIFF, VS.

SILVER ROCK TWO INC., AS
TRUSTEE ONLY, UNDER THE HC
14-1024 LAND TRUST

DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Final Judgment of Foreclosure Final Judgment of Foreclosure, entered on September 1, 2025, and the Order Rescheduling Foreclosure Sale dated November 20, 2025 and entered in case having the case number 25-CA-025480 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Charm-B Inc. is the Plaintiff and Silver Rock Two Inc., as Trustee only under the HC 14-1024 Land Trust is the Defendant, Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at <http://www.hillsboroughrealforeclose.com>, on December 19, 2025 at 10:00 AM, the following described property as set forth in said Default In Rem Final Judgment of Foreclosure, to wit:

LOT 20, BLOCK 2, BRENTWOOD
HILLS TRACT D/E UNIT 2, ACCORDING
TO PLAT THEREOF AS RECORDED
IN PLAT BOOK 81, PAGES 68-1 THROUGH
68-4, INCLUSIVE, OF THE PUBLIC
RECORDS OF HILLSBOROUGH COUNTY,
FLORIDA.

More commonly known as: 1346
Dew Bloom Rd., Valrico, FL
33594 ("Property").

Any person claiming an interest in the

FIRST INSERTION

the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031.

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 Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Room 604, 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 Tuesday, November 25, 2025
Respectfully submitted

/s/ Joseph Martinez
Joseph Martinez, Esq.
Martinez Law
Attorney for Plaintiff
Florida Bar Number: 483990
12601 Gulf Blvd, Ste 6
Treasure Island, FL 33706
Telephone: (727) 363-1529
Fax: (813) 288-1520
E-Mail: jmartinez@mlaw.us
Secondary E-Mail: jessica@mlaw.us
December 5, 12, 2025 25-03680H

FIRST INSERTION

FIRST INSERTION

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

CASE NO. 23-CA-002070

WELLS FARGO BANK, N.A.

Plaintiff, v.

GAB

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24-CA-007107

WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF MFA
2022-INV3 TRUST,

Plaintiff, v.

UGA STREET PROPERTIES, LLC,
A FLORIDA LIMITED LIABILITY
COMPANY, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO
CHAPTER 45 IS HEREBY GIVEN
that, pursuant to the Uniform Final
Judgment of Foreclosure, Assignment
of Leases and Rents, Breach of
Guaranty (Reserved), Equitable Lien,
Equitable Subrogation, and Unjust
Enrichment dated November 5,
2025, issued in and for Hillsborough
County, Florida, in Case No. 24-CA-007107,
wherein WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS
TRUSTEE OF MFA 2022-INV3
TRUST is the Plaintiff, and UGA
STREET PROPERTIES, LLC, A
FLORIDA LIMITED LIABILITY
COMPANY, WILLIE DELACRUZ,
RICHMOND PLACE PROPERTY
OWNERS ASSOCIATION, INC.,
CLERK OF THE CIRCUIT COURT
IN AND FOR HILLSBOROUGH
COUNTY, REGIONS BANK, HLI
INVESTMENTS AND FUNDING

- FUND 2, LLC, UNKNOWN
TENANT #1 N/K/A NKA WHITNEY
WEST AS TO 201 WEST IDA
STREET, TAMPA, FL 33610,
UNKNOWN TENANT #2 N/K/A
MATTHEW COX AS TO 201 WEST
IDA STREET, TAMPA, FL 33610,
UNKNOWN TENANT #1 N/K/A
RUBEN FORERO AS TO 18124
ANTIETAM COURT, TAMPA, FL
33610, UNKNOWN TENANT #2
NKA MATTHEW COX AS TO 18124
ANTIETAM COURT, TAMPA, FL
33610 and UNKNOWN TENANT #1
AS TO 3301 EAST IDA STREET,
TAMPA, FL 33610 N/K/A DIANE
THOMAS 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 January 26, 2026, at 10:00 AM, at
www.hillsborough.realforeclose.com

with Section 45.031, Florida Statutes,
on January 26, 2026, 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, Assignment of
Leases and Rents, Breach of Guaranty
(Reserved), Equitable Lien, Equitable
Subrogation, and Unjust Enrichment,
to wit:

PARCEL 1:
LOT 450, MEADOWBROOK,
ACCORDING TO THE PLAT
THEREOF RECORDED IN
PLAT BOOK 11, PAGE 71, OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA. INCLUDING THE
BUILDINGS, APPURTENANCES,
AND FIXTURES LOCATED
THEREON.

Property Address: 201 West
Ida Street, Tampa, FL 33603

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

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 3rd day of December,
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

December 5, 12, 2025 25-03725H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 23-CA-016606

NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.

CHRISTOPHER ASENCIO
MONTALVO; RUTH RIOSECO;
UNKNOWN SPOUSE OF
CHRISTOPHER ASENCIO

MONITALVO; UNKNOWN SPOUSE
OF RUTH RIOSECO; PALMETTO
COVE COMMUNITY
ASSOCIATION, INC.; PALMETTO
COVE COMMUNITY
ASSOCIATION 2 LLC; TAMPA
REALTY 2022 TRUST, GRAND
RESERVE UNIT 4612, LLC

SOLELEY AS ITS TRUSTEE;

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 November 25,
2025, entered in Civil Case No.: 23-
CA-016606 of the Circuit Court of the
Thirteenth Judicial Circuit in and for
Hillsborough County, Florida, wherein
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING, Plaintiff,
and CHRISTOPHER ASENCIO
MONTALVO; RUTH RIOSECO; UNKNOWN
SPOUSE OF RUTH RIOSECO; PALMETTO
COVE COMMUNITY ASSOCIATION, INC.;
PALMETTO COVE COMMUNITY
ASSOCIATION 2 LLC; TAMPA REALTY
2022 TRUST, GRAND RESERVE UNIT
4612, LLC SOLELEY AS ITS
TRUSTEE; UNKNOWN TENANT(S) IN
POSSESSION #1 N/K/A NICOLETTA
GABUTICI; ALL OTHER UNKNOWN
PARTIES, including, if a named
defendant is deceased, the personal
representatives, the surviving spouse,
heirs, devisees, grantees, creditors, and
all other parties claiming, by, through,
under or against that defendant, and all
claimants, persons or parties, natural or
corporate, or whose exact legal status
is unknown, claiming under any of the
above named or described defendants,
are Defendants.

VICTOR D. CRIST, The Clerk of the
Circuit Court, will sell to the highest
and best bidder for cash, in accordance
with Section 45.031, Florida Statutes,
on January 26, 2026, at 10:00 AM, at
www.hillsborough.realforeclose.com

realforeclose.com, at 10:00 AM, on the
29th day of January, 2026, the following
described real property as set forth
in said Judgment, to wit:

LOT 5, BLOCK 8, OF PALMETTO
COVE TOWNHOMES, ACCORDING
TO THE MAP OR PLAT THEREOF, AS RECORDED
IN PLAT BOOK 111, PAGES 7
THROUGH 9, INCLUSIVE,
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@fjud13.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@fjud13.org.

Dated: November 26, 2025
/s/ Brian L. Rosaler

Florida Bar No.: 0174882.

Attorney for Plaintiff:

Brian L. Rosaler, Esquire

Popkin & Rosaler, P.A.

1701 West Hillsboro Boulevard

Suite 400

Deerfield Beach, FL 33442

Telephone: (954) 360-9030

Facsimile: (954) 420-5187

23-50932

December 5, 12, 2025 25-03692H

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.: 24-CA-007107

WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF MFA
2022-INV3 TRUST,

Plaintiff, v.

UGA STREET PROPERTIES, LLC,
A FLORIDA LIMITED LIABILITY
COMPANY, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO
CHAPTER 45 IS HEREBY GIVEN
that, pursuant to the Uniform Final
Judgment of Foreclosure, Assignment
of Leases and Rents, Breach of
Guaranty (Reserved), Equitable Lien,
Equitable Subrogation, and Unjust
Enrichment dated November 5,
2025, issued in and for Hillsborough
County, Florida, in Case No. 24-CA-007107,
wherein WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS
TRUSTEE OF MFA 2022-INV3
TRUST is the Plaintiff, and UGA
STREET PROPERTIES, LLC, A
FLORIDA LIMITED LIABILITY
COMPANY, WILLIE DELACRUZ,
RICHMOND PLACE PROPERTY
OWNERS ASSOCIATION, INC.,
CLERK OF THE CIRCUIT COURT
IN AND FOR HILLSBOROUGH
COUNTY, REGIONS BANK, HLI
INVESTMENTS AND FUNDING

- FUND 2, LLC, UNKNOWN
TENANT #1 N/K/A NKA WHITNEY
WEST AS TO 201 WEST IDA
STREET, TAMPA, FL 33610,
UNKNOWN TENANT #2 N/K/A
MATTHEW COX AS TO 201 WEST
IDA STREET, TAMPA, FL 33610,
UNKNOWN TENANT #1 N/K/A
RUBEN FORERO AS TO 18124
ANTIETAM COURT, TAMPA, FL
33610, UNKNOWN TENANT #2
NKA MATTHEW COX AS TO 18124
ANTIETAM COURT, TAMPA, FL
33610 and UNKNOWN TENANT #1
AS TO 3301 EAST IDA STREET,
TAMPA, FL 33610 N/K/A DIANE
THOMAS 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 January 26, 2026, at 10:00 AM, at
www.hillsborough.realforeclose.com

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, Assignment of
Leases and Rents, Breach of Guaranty
(Reserved), Equitable Lien, Equitable
Subrogation, and Unjust Enrichment,
to wit:

PARCEL 3:

LOT 6, BLOCK 9, ALTAMIRA
HEIGHTS, ACCORDING TO
THE PLAT THEREOF RECORDED
IN PLAT BOOK 4, PAGE 90, OF THE
PUBLIC RECORDS OF HILLSBOROUGH
COUNTY, FLORIDA, TOGETHER WITH NORTH
1/2 OF ALLEY ABUTTING ON
SOUTH. INCLUDING THE
BUILDINGS, APPURTENANCES,
AND FIXTURES LOCATED
THEREON.

Property Address: 3301 East
Ida Street, Tampa, FL 33610

ANY PERSON CLAIMING AN
INTEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM 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 3rd day of December,
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

December 5, 12, 2025 25-03727H

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
GENERAL JURISDICTION
DIVISION
CASE NO. 23-CA-000559

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.

TOBY CHURCH AND ANGELA
DAVIDOVICH A/K/A ANGELA
M. DAVIDOVICH A/K/A ANGELA
CHURCH, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated June 19, 2023, and entered in
23-CA-000559 of the Circuit Court of
the THIRTEENTH Judicial Circuit
in and for Hillsborough County,
Florida, wherein U.S. BANK TRUST
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST
is the Plaintiff and TOBY CHURCH;
ANGELA DAVIDOVICH A/K/A
ANGELA M. DAVIDOVICH A/K/A
ANGELA CHURCH; FISHHAWK
RANCH HOMEOWNERS ASSOCIA-
TION, INC. are the Defendant(s).
Victor Crist, Clerk of the Court
will sell to the highest and best bidder
for cash at www.hillsborough.realforeclose.com,
at 10:00 AM, on December 29, 2025,
the following described property as set
forth in said Final Judgment, to wit:

LOT 15, BLOCK 74, FISH-
HAWK RANCH PHASE 2 PAR-
CEL "DD-1A", ACCORDING TO
MAP OR PLAT THEREOF RE-
CORDED IN PLAT BOOK 97,
PAGES 47 THRU 60, INCLU-
SIVE, PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.

Property Address: 16123

December 5, 12, 2025 25-03722H

FIRST INSERTION

BRIDGEDALE DR, LITHIA, FL
33547

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
part

FIRST INSERTION

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

To the following Defendant(s):

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF ROBIN C WHITE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN)

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

LOT 17, BLOCK 3, LAKE ST. CHARLES, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 12, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 12/16/2025, a date which is within

thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court this 10 day of November, 2025.

VICTOR D. CRIST
CLERK OF COURT OF
HILLSBOROUGH COUNTY
(SEAL) By Jennifer Taylor
As 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
23-07728FL
December 5, 12, 2025 25-03720H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
(2922 N. 60th Street,
Tampa, FL 33619)
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
Case No. 25-CA-001731

RENE VALENZUELA, AS TRUSTEE OF TRUST NUMBER 2309 UTD 10-1-2019, as successor in interest and assignee to MEXIGATE, INC.,

Plaintiff, v.
MAURICIO DOMINGUEZ; UNKNOWN TENANT #1 in possession of 2319 S 50th Street; UNKNOWN TENANT #2 in possession of 2319 S 50th Street; UNKNOWN TENANT #1 in possession of 2301 S 49th Street; UNKNOWN TENANT #2 in possession of 2301 S 49th Street; UNKNOWN TENANT #1 in possession of 2922 N 60th Street; UNKNOWN TENANT #2 in possession of 2922 N 60th Street; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants.

NOTICE is hereby given that, pursuant to the Order Scheduling Foreclosure Sale entered on December 2, 2025 in the above-referenced matter pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of this Court, Victor D. Crist, will sell the following described property situated in Hillsborough County, Florida:

North 145 feet of East 150 feet of Lot 1 Block 2 in FARM LAND as per map or plat thereof, recorded in Plat Book 4, Page 83 of the

Public Records of Hillsborough County, Florida, all lying and being in Section 10; Township 29 South, Range 19 East.

Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. For Informational Purposes Only: Address: 2922 N. 60th Street, Tampa, FL 33619

at public sale, to the highest and best bidder, for cash, on December 29, 2025, beginning at 10:00 a.m., conducted electronically online at <http://www.hillsborough.realforeclose.com>.

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.

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation to participate in a court proceeding, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Stephanie C. Lieb

Stephanie C. Lieb, Esquire
Florida Bar No. 0031806
Trenam, Kemker, Scharf,
Barkin, Frye, O'Neill & Mullis, P.A.

101 E. Kennedy Boulevard, Suite 2700
Tampa, FL 33602

slieb@trenam.com
Tel: (813) 223-7474 |
Fax: (813) 229-6553

Attorneys for Plaintiff
December 5, 12, 2025 25-03730H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
Case No: 23-CA-013302
Division: K

RHONDA ECCLESTON Plaintiff, v.

CM PROPERTIES TAMPA LLC, a Florida Limited Liability Company Defendant.

NOTICE IF HEREBY GIVEN that, pursuant to a Final Judgment, dated November 14, 2023 in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Hillsborough County Clerk and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:

Lot 7, Block 6; together with the West 1/2 of vacated Fulton St. abutting on the East thereof; and Lot 8, Block 6, Baybridge Revised, according to the map or play thereof as recorded in Plat Book 10, Page 30, Public Records of Hillsborough County, Florida.

Property Address: 4905 Price Avenue, Tampa, FL 33611 and 4909 Price Avenue, Tampa, FL 33611
at public sale, to the highest and best bidder for cash at www.hillsborough.realforeclose.com; at 10:00 a.m. on DECEMBER 29, 2025 in accordance with

Section 45.031 Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (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.

YESNER LAW, P.L.
Shawn M. Yesner, Esq.
FBN: 0155225

Lauryn V. Fabrizio, Esq.
FBN: 1015838
Countryside Colonial Center
2753 S.R. 580, Suite 106
Clearwater, FL 33761-3351

Telephone: (813) 774-5737
Facsimile: (813) 344-0950
Email: Shawn@YesnerLaw.com
Email: Lauryn@YesnerLaw.com
Email: Julia@YesnerLaw.com
December 5, 12, 2025 25-03721H

HILLSBOROUGH COUNTY

BusinessObserverFL.com

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

OF FLORIDA, IN AND FOR

HILLSBOROUGH COUNTY

CIVIL DIVISION

Case No. 25-CA-008384

Division G

SUNCOAST CREDIT UNION, A

FEDERALLY INSURED STATE

CHARTERED CREDIT UNION

Plaintiff, vs.

UNKNOWN HEIRS,

DEVISEES, GRANTEES,

ASSEES, LIENORS,

CREDITORS AND TRUSTEES

OF GWENDOLYN D SHERMAN

A/K/A GWENDOLYN D OWENS,

DECEASED, JOSEPH

SHERMAN, JR., AS KNOWN HEIR

OF GWENDOLYN D SHERMAN

A/K/A GWENDOLYN D OWENS

A/K/A GWENDOLYN OWENS,

DECEASED, et al.

Defendants.

TO: UNKNOWN HEIRS, DEVISEES,

GRANTEES, LIENORS,

CREDITORS AND TRUSTEES

OF GWENDOLYN D SHERMAN

A/K/A GWENDOLYN D OWENS,

DECEASED

CURRENT RESIDENCE UNKNOWN

UNKNOWN SPOUSE OF JOSEPH

SHERMAN, JR.

CURRENT RESIDENCE UNKNOWN

LAST KNOWN ADDRESS

210 BRODFIELD RD

COLONIAL BEACH, VA 22443

UNKNOWN TENANTS/OWNERS 1

BELIEVED TO BE AVOIDING

SERVICE OF PROCESS AT THE

ADDRESS OF:

1813 E WARREN ST

PLANT CITY, FL 33563

You are notified that an action to

foreclose a mortgage on the following

property in Hillsborough County,

Florida:

LOT 19, MARSHALL TERRACE, A SUBDIVISION ACCORDING

TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 36, PAGE 10, OF

THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY, FLORIDA.

FLORIDA.

commonly known as 1813 E WARREN

at public sale, to the highest and best bidder, for cash, on December 29, 2025, beginning at 10:00 a.m., conducted electronically online at <http://www.hillsborough.realforeclose.com>.

Dated: November 24, 2025.

ST, PLANT CITY, FL 33563 has been

filed against you and you are required

to serve a copy of your written defenses,

if any, to it on Jennifer M. Scott of Kass

Shuler, P.A., plaintiff's attorney, whose

address is P.O. Box 800, Tampa, Florida

33601, (813) 229-0900, on or before

30 days from the first date of publication,

and file the original with the Clerk

of this Court either before service on

the Plaintiff's attorney or immediately

thereafter; otherwise, a default will be

entered against you for the relief de-

manded in the Complaint.

AMERICANS WITH DISABIL-

ITY ACT: IF YOU ARE A PERSON

WITH A DISABILITY WHO NEEDS

AN ACCOMMODATION IN ORDER

TO ACCESS COURT FACILITIES OR

PARTICIPATE IN A COURT PRO-

CEEDING, YOU ARE ENTITLED, AT

NO COST TO YOU, TO THE PROVI-

SION OF CERTAIN ASSISTANCE.

TO REQUEST SUCH AN ACCOM-

MODATION, PLEASE CONTACT

THE ADMINISTRATIVE OFFICE OF

THE COURT AS FAR IN ADVANCE

AS POSSIBLE, BUT PREFERABLY

AT LEAST (7) DAYS BEFORE YOUR

SCHEDULED COURT APPEAR-

ANCE OR OTHER COURT ACTIV-

ITY OF THE DATE THE SERVICE IS

NEEDED: COMPLETE A REQUEST

FOR ACCOMMODATIONS FORM

AND SUBMIT TO 800 E. TWIGGS

STREET, ROOM 604 TAMPA, FL

33602. PLEASE REVIEW FAQ'S

FOR ANSWERS TO MANY QUES-

TIONS. YOU MAY CONTACT THE

ADMINISTRATIVE OFFICE OF THE

COURTS ADA COORDINATOR BY

LETTER, TELEPHONE OR E-MAIL:

U.S. BANK TRUST NATIONAL

ASSOCI

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
Case No.: 2025-CA-012100

In Re:
GREG KELNER, LLC,
Assignor, to
RICHARD J. MCINTYRE,
Assignee.
TO: ALL CREDITORS AND OTHER INTERESTED PARTIES, please take notice that:

1. On November 26, 2025 a Petition was filed commencing an assignment for the benefit of creditors, pursuant to Chapter 727 of the Florida Statutes, made by Greg Kelner, LLC, ("Assignor"), with its principal place of business at 701 N. Westshore Blvd., Ste. 220, Tampa, FL 33609, to Richard J. McIntyre, Esq., ("Assignee"), whose address is 1228 7th Ave., Ste. 100, Tampa, Florida 33605.

2. Pursuant to § 727.105 of the Florida Statutes, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. Pursuant to § 727.107(3) and § 727.108(2) of the Florida Statutes, the Assignee will examine an authorized corporate representative of the Assignor, under oath, concerning the acts, conduct, assets, liabilities, and financial condition of the Assignor or any matter related to Assignee's administration of the estate. The examination will take place virtually, utilizing Zoom.

The Zoom examination will be held on Tuesday, December 9, 2025 at 11:00 a.m. Eastern Standard Time.

Join Zoom Meeting
<https://us06web.zoom.us/j/86313543354#?pwd=bHS34b4V6QLwWE09VJMc8kBqAUQWJv1&rom=addon>

Meeting ID: 863 1354 3354

Passcode: 835099

One tap mobile
+13052241968,,86313543354#,,,*835099# US
+13092053325,,86313543354#,,,*835099# US

Join instructions
<https://us06web.zoom.us/meetings/86313543354/invitations?signature=IYJ5BuhgMJaXQMeAnEba2mUwJ7OKkb238...v42sCUw>

4. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim (form attached hereto) by delivering the proof of claim to the Assignee, Richard J. McIntyre, Esq., 1228 7th Ave. Ste. 100, Tampa, FL 33609, and copy to undersigned counsel on or before March 26, 2026 (120 days from the date of the Petition).

Dated: November 26, 2025.
RESPECTFULLY SUBMITTED,
/s/ Erik Johanson

Erik Johanson, Esq.

Florida Bar No. 106417

Joseph R. Boyd, Esq.

Florida Bar No. 1039873

ERIK JOHANSON PLLC

3414 W. Bay to Bay Boulevard

Suite 300

Tampa, FL 33629

erik@johanson.law

e-service@johanson.law

Counsel for Assignee

Dec. 5, 12, 19, 26, 2025 25-03715H

FIRST INSERTION

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

CIVIL DIVISION:
CASE NO.: 23-CA-015562

SPECIALIZED LOAN SERVICING LLC,

Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF SCOTT A. THOMAS A/K/A SCOTT ALLEN THOMAS; MICHAEL THOMAS; DANIELLE THOMAS; TAMPA PALMS OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Consent Uniform Final Judgment of Foreclosure entered on the 22nd day of August 2025, in Case No. 23-CA-015562, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF SCOTT A. THOMAS A/K/A SCOTT ALLEN THOMAS; MICHAEL THOMAS; DANIELLE THOMAS; TAMPA PALMS OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 are the Defendants. Victor D. Crist the Clerk of this Court shall sell to

the highest and best bidder for cash electronically at www.hillsboroughrealforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 7th day of January 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 1, TAMPA PALMS 2C -UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 28, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property Address: 6710 YARDLEY WAY, TAMPA, FL 33647
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this 12th day of November 2025.

Paris A. Roach
Paris A. Roach, Esq.
Fla. Bar Number: 1028751
DELUCA LAW GROUP, PLLC
2101 N.E. 26TH Street,
Fort Lauderdale, FL 33305
Phone: (954) 368-1311 |
Fax: (954) 200-8649
service@delulacalawgroup.com
23-05766-1

December 5, 12, 2025 25-03739H

FIRST INSERTION

NOTICE OF PUBLIC HEARING OF THE RIVER BEND COMMUNITY DEVELOPMENT DISTRICT TO CONSIDER AMENDING FEES AND RATES CHARGED PURSUANT TO THE POLICIES FOR ALL AMENITY FACILITIES DATED JANUARY 9, 2025

The River Bend Community Development District ("District") hereby gives notice of a public hearing to be held on January 8 at 6:00 p.m. at the River Bend Club House located at 2502 Dakota Road Drive, Ruskin, FL 33570. The public hearing will be conducted during a regular meeting of the District.

The purpose of the Public hearing is to consider amending fees and rates charged pursuant to the Policies for All Amenity Facilities dated January 9, 2025. The possible amendments shall increase the fee/rate for Facility access cards and replacement cards. The current fee/rate is \$10.00.

There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, Governmental Management Services, 4530 Eagle Falls Place, Tampa, FL 33619 or by calling 813-344-4844 Ext. 102 at least three (3) Business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager's Office.

Amanda Ferguson, District Manager
River Bend Community Development District
December 5, 2025 25-03737H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION
Case No. 25-CA-003539

Division F

GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL

Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,

CREDITORS AND TRUSTEES

OF CYNTHIA WILLIAMS F/K/A

CYNTHIA TURNER, DECEASED,

CHRISTINA DANIELLE

WILLIAMS A/K/A CHRISTINA

WILLIAMS, AS KNOWN HEIR

OF CYNTHIA WILLIAMS F/K/A

CYNTHIA TURNER, DECEASED,

CHRISTOPHER DANIEL

WILLIAMS, AS KNOWN HEIR OF

CYNTHIA WILLIAMS F/K/A

CYNTHIA TURNER, DECEASED,

et al.

Defendants.

TO: UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS,

CREDITORS AND TRUSTEES

OF CYNTHIA WILLIAMS F/K/A

CYNTHIA TURNER, DECEASED

CURRENT RESIDENCE UNKNOWN

CHRISTOPHER DANIEL WIL-

LIAHNS, AS KNOWN HEIR OF CYN-

THIA WILLIAMS F/K/A CYNTHIA

TURNER, DECEASED

LAST KNOWN ADDRESS

1713 CARNEGIE CIRCLE

TAMPA, FL 33619

UNKNOWN SPOUSE OF CHRISTO-

PHER DANIEL WILLIAMS

LAST KNOWN ADDRESS

1713 CARNEGIE CIR

TAMPA, FL 33619

You are notified that an action to

foreclose a mortgage on the follow-

ing property in Hillsborough County,

Florida:

LOT 23, BLOCK 32, CLAIR

MEL CITY UNIT NO. 9, AC-

CORDING TO THE MAP OR

PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 35, PAGE

14, OF THE PUBLIC RECORDS

OF HILLSBOROUGH COUN-

TY, FLORIDA.

commonly known as 1713 CARNEGIE CIR, TAMPA, FL 33619 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 1/1/2026, (or 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: November 26, 2025.

CLERK OF THE COURT

Honorable Victor D. Crist

800 Twiggs Street, Room 530

Tampa, Florida 33602

(SEAL) By: JENNIFER TAYLOR

Deputy Clerk

David R. Byars

Kass Shuler, P.A.,

plaintiff's attorney,

P.O. Box 800,

Tampa, Florida 33601,

(813) 229-0900

181350/2529536/and

December 5, 12, 2025 25-03710H

FIRST INSERTION

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

CASE NO: 2025-CA-004347

AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs.

MANTAS KVEIT;

COUNTRYWAY HOMEOWNERS

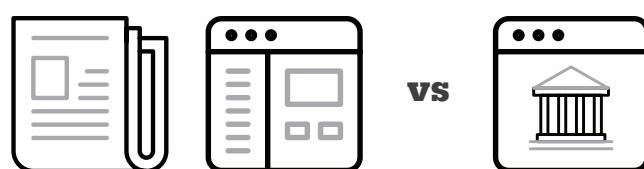
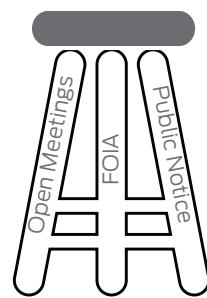
ASSOCIATION, INC.;

STONEYBROOK HOMEOWNERS

ASSOCIATION, INC.; NATIONAL

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

PUBLISH YOUR LEGAL NOTICE



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

Email
legal@businessobserverfl.com

SUBSEQUENT INSERTIONS

---SALES / PUBLIC SALES ---

SECOND 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 25-03633H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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

SIXTH INSERTION

FLORIDA DEPARTMENT OF STATE Division of Corporations

October 21, 2025

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

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

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

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

<https://www.irs.gov/modiein/individual/index.jsp>

Please notify this office if the limited liability company address changes.

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

www.sunbiz.org
Division of Corporations -
P.O. BOX 6327 -
Tallahassee, Florida 32314

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on Wednesday December 17, 2025 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

Location 1: US Storage Centers - Tampa - Hillsborough, phone (813) 845-0838, located at 2119 W Hillsborough Ave, Tampa, FL, 33603
E510 - Carolyn Matera
2059 - Gregory Spears
2055 - Louis Llolio
2108 - Tamesha Ravonn Spears
3000 - Damiani Bush
2103 - Cesar Pena
3035 - Damiani Bush
D100 - Alberto Cordero
2022 - Monika Taveras
2015 - Caleb Potter
2169 - Meoshe Natasha Chung
3028 - Rossangela Y Dueno
1017 - Cindy Hernandez

Location 2: US Storage Centers - Tampa, phone (813) 750-0354, located at 1108 Skipper Rd, Tampa, FL, 33613
M0003 - Valeria Anne Lewellen
K0003 - Kentrelle Dewauna Hatcher
C0014 - Eddy Berrios
M0008 - Sheila Carmichael
G0001 - Adriana Ballesteros
R0008 - Nicholas Ciro Johnson
K0002 - Akeeba Gibbs
T0002 - Donetta Joyce Camacho
N0002 - Armando Cepero Franch
U0012 - Roxann Jones
H0026 - Leshon M Berry
B0001 - David Earl Walker IV

Nov. 28; Dec. 5, 2025 25-03619H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/18/2025 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

UNIT	NAME	CONTENTS
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	Donih, 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
159	Quarles, John	Boxes, Kitchenware, Furniture
170	Gowens, Jermaine	Boxes, Totes, Furniture

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/18/25 at 2:30 PM. Contents include personal property along with the described belongings 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
C-587	Michelle woodard	Boxes, Kitchenware, Furniture, Suitcases, Crates
C-612	Alysha Williams	Boxes, Artwork, Clothing, Bed Frames, Car Speaker
D-787	James Sparrowhawk	Baby Items, Bedding, Boxes, Clothing, Furniture, Suitcases
F-802	Jennifer Hernandez	Bedding, Mirror
R/V908	Tim abajan	Household Goods, Boxes, 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) 599-1430.

November 28; December 5, 2025 25-03616H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress BLV. Riverview, Florida 33578 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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, Najaah	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

SECOND 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-00177
IN RE: ESTATE OF
ALTAMESE PRICE,
Deceased.

TO: Robert Price, Jr.

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
Nov. 28; Dec. 5, 12, 19, 2025

25-03643H

THIRD INSERTION

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

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

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

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

irrigation improvements, and/or any other lawful improvements or services of the District.

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

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

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

Stephanie DeLuna, District Manager
Nov. 21

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

THIRD 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

**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 ASSOCIA-
TION, 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 un-
claimed. If you fail to file a timely claim
you will not be entitled to any remain-
ing 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 dis-
ability who needs an accommodation in
order to participate in a court proceed-
ing or other court service, program, or
activity, you are entitled, at no cost to
you, to the provision of certain assis-
tance. Requests for accommodations
may be presented on this form, in an
other 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 prefer-
ably at least seven (7) days before your
scheduled court appearance or other
court activity.

Upon request by a qualified indi-
vidual with a disability, this document
will be made available in an alternate
format. If you need assistance in com-
pleting this form due to your disability,
or to request this document in an alter-
nate 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.

1701 West Hillsboro Boulevard

Suite 400

Deerfield Beach, FL 33442

Telephone: (954) 360-9030

Fax: (954) 420-5187

22-49748

Nov. 28; Dec. 5, 2025
25-03667H

SECOND 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 STEF-
FIE 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 cov-
ering the following real and personal
property described as follows, to-wit:

UNIT 163 OF ANDOVER "G"
CONDONIUM, ACCORD-

SECOND 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 Ginger 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 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:

Junior Losch

8916 Rocky Creek Drive

Tampa, Florida 33615

Attorney for Personal Representative:

Kimberly K. Muentner, Attorney

Florida Bar Number: 0078340

Mortellar Law

4102 W. Linebaugh Avenue, Suite 100

Tampa, FL 33624

Telephone: (813) 367-1500

Fax: (813) 367-1501

E-Mail: kmuentner@mortellarolaw.com

Secondary E-Mail:

kkmuentner@gmail.com

Nov. 28; Dec. 5, 2025
25-03662H

SECOND 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, to 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

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 cer-
tain 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, 2025
25-03660H

SECOND 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.

MARKEITH JOHNSON;

**UNKNOWN SPOUSE OF
MARKEITH 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: MARKEITH JOHNSON.

Last Known Address:

1204 CRESS

SECOND 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 Wallie Helene Schuppe, deceased, whose date of death was October 11, 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 attorney are set forth below.

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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.

Karl G. Schuppe
1000 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
tmcityre@shumaker.com
385490971
Nov. 28; Dec. 5, 2025 25-03653H

SECOND 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-003490IN RE: THE ESTATE OF
KEITHA M. HAZLETTA/K/A KEITHA HAZLETT
A/K/A KEITHA SLINGLUFF,
Deceased.

The administration of the Estate of Keitha M. Hazlett a/k/a Keitha Hazlett 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 Hillsborough County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, 800 Twiggs Street, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, 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, including unmatured, 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, including unmatured, contingent or un-

--- ESTATE ---

SECOND 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 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 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.

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.

--- ESTATE ---

SECOND 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, deceased, whose date of death was February 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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.

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

SECOND 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 Lorna Marie Burgio, 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, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

All 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 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.

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24-CA-007322ROYAL 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; SUNNOVAN
MANAGEMENT LLC; DIVIDEND
SOLAR FINANCE LLC; THE
UNKNOWN HEIRS, DEVISEES,
BENEFICIARIES, GRANTEEES,
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, DEVISEES,
BENEFICIARIES, GRANTEEES,
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

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

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

SECOND 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-4792EQUITY 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, pursuant to Uniform Final Judgment of Foreclosure entered in this cause on November 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 Hillsborough 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. Mulberry Street, Tampa, Florida 33604

including the building, appur-

tenances, and fixtures located therein, at public sale, to the highest 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 surplus from the sale, if any, other than the property owner as of the date

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 24-CA-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 accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

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

than the property owner as of the date
of the Lis Pendens must file a claim
before the clerk reports the surplus as
unclaimed.

If the sale is set aside for any reason,
the Purchaser at the sale shall be entitled
only to a return of the deposit paid.
The Purchaser shall have no further re-
course against the Mortgagor, the Mort-
gagor 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 24th 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: (407) 930-5200

Faximile: (407) 712-9201

Nov. 28; Dec. 5, 2025 25-03642H

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-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,

GRANTEEES, 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 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,
GRANTEEES, 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 RECORDED
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 Coordinator,
Hillsborough County Courthouse,
800 E. Twiggs St., Room 604, Tampa,
Florida 33602, (813) 272-7040, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.

Dated this 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

Faximile: 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

SECOND INSERTION

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 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 Publica-
tion of this Notice) and file the original
with the clerk of this court either before
service on Plaintiff's attorney or imme-
diately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition
filed herein.

If you are a person with a disability
who needs an accommodation in order
to access court facilities or participate
in a court proceeding, you are entitled,
at no cost to you, to the provision of cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your

SECOND INSERTION

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

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,

GRANTEEES, 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
a Final Judgment of Foreclosure for Plaintiff
entered in this cause on November
15, 2025, in the Circuit Court of Hills-
borough 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

CIVIL DIVISION:

CASE NO.: 25-CA-007363

SECTION # RF

U.S. BANK NATIONAL

ASSOCIATION,

Plaintiff, vs.

LINDA C. PHILLIPS; HOUSING

FINANCE AUTHORITY OF

HILLSBOROUGH COUNTY,

FLORIDA; SUN CITY CENTER

COMMUNITY ASSOCIATION,

INC.; UNKNOWN SPOUSE OF

LINDA C. PHILLIPS; 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

