

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
<p>NOTICE OF MEETINGS VILLAGES OF BLOOMINGDALE COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING</p> <p>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.</p> <p>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 Bloomingdalecdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.</p> <p>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</p>	
<p>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.</p> <p>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.</p> <p>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.</p> <p>Jason Greenwood, District Manager Governmental Management Services - Tampa, LLC December 5, 2025 25-03673H</p>	
FIRST INSERTION	
<p>WATERLEAF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING AND CLOSED SESSION</p> <p>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").</p> <p>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.</p> <p>The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community develop-</p>	
<p>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.</p> <p>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.</p> <p>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.</p> <p>Richard McGrath, District Manager December 5, 2025 25-03674H</p>	
FIRST INSERTION	
<p>PUBLIC NOTICE</p> <p>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.watertatters.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</p>	

FIRST INSERTION	
<p>NOTICE OF PUBLIC SALE</p> <p>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.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</p> <p>PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814 Time: 09:30 AM Sale to be held at www.storage treasures.com. 1041 - HANTON, SARIYAH; 1052 - Ortiz, Yesenia; 1097 - Green, Erica; 1131 - Raaheim, 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 - Figueroa, 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.storage treasures.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, Kiroška; 1146 - delgado, Ana; 2010 - golbin, phil; 2018 - OConner, Donald; 2020 - RIVERS, JEANA; 2032 - McQuay, Marla; 3022 - Mreisy, Charlotte; 3037 - Aponte, Christian C; 3062 - Williams, Keesha; A041 - Montez, Courtney; A079 - Monroe, Kenya; A091 - Malik, Kamau; A104 - Johnson, Angelett; 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, Francisco; F620 - Delgado, Paul; G706 - Hollyfield, Angel; H802 - Edling, Jacob; H804 - sforza, 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.storage treasures.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 - McLuckie, William; 944 - Moldthan, Wendi 01007 - Filippelli, Annette; 111 - Krider, Richard; 202 - Nenzo, 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</p> <p>Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. December 5, 12, 2025 25-03704H</p>	
FIRST INSERTION	
<p>NOTICE OF SPECIAL MEETING BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT</p> <p>NOTICE IS HEREBY GIVEN that the Board of Supervisors of Berry Bay II Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on December 18, 2025 at 11:00 a.m., at The Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Jayna Cooper, District Manager December 5, 2025 25-03676H</p>	
FIRST INSERTION	
<p>NOTICE OF SPECIAL MEETING BERRY BAY COMMUNITY DEVELOPMENT DISTRICT</p> <p>NOTICE IS HEREBY GIVEN that the Board of Supervisors of Berry Bay Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on December 18, 2025 at 11:00 a.m., at The Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.</p> <p>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.</p> <p>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.</p> <p>Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you in contacting the District Office.</p> <p>A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.</p> <p>Reserve at Pradera CDD Stephanie DeLuna, District Manager December 5, 2025 25-03675H</p>	

FIRST INSERTION	
<p>NEW PORT - TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT</p> <p>Notice is hereby given that the Board of Supervisors ("Board") of the New Port - Tampa Bay Community Development District ("District") will hold their regular meeting of the Board of Supervisors on Thursday, December 18, 2025 at 11:00 a.m. at 5120 Marina Way, Tampa, FL 33611.</p> <p>A copy of the agenda may be obtained at the offices of the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Phone: (407) 723-5900 ("District Manager's Office") during normal business hours or from the District's website at www.newporttampabaycdd.com</p> <p>The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.</p> <p>Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours 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.</p> <p>Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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.</p> <p>Jane Gaarlandt, District Manager December 5, 2025 25-03683H</p>	
FIRST INSERTION	
<p>ADVERTISEMMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Friday the 19th day of December, 2025 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Zambrano, Jacob O. Boxes, Table, Shoes, Shelving, Totes, Skateboards, Bags; Robinson, Chelsea Couch, Dresser, TV, Suitcases, Kitchen Trash Can, Chairs, Ottoman, Beds, Punching Bag, Boxes, Pictures; Harvey, Courtney Totes, Clothes, Dresser, Nightstand, Microwave, Misc. Items; Iverson, Monet Chairs, Yoga Equipment, Shelving, Cabinet, Boxes, Totes; Stephens, Chris Bicycle, End Table, Mirror, Lamps, Boxes, Chair; Smith, Melissa Couch, Loveseat, Chair, Clothes, Boxes, Bags, Totes, Kids Stuff, Heaters, Shoes, Misc. items; Wright, Myra Guitar, Cushions, Dresser, Bags, Suitcases, Misc. Items; Knight, Alyssa Mattresses, Bed Frame, Table , Chairs, Dresser, Bags, Boxes, Crib Sale is subject to cancellation in the event of settlement between owner and obligated party. December 5, 12, 2025 25-03687H</p>	
FIRST INSERTION	
<p>NOTICE OF PUBLIC SALE</p> <p>Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: DECEMBER 29TH 2025: NORTHGATE AUTO REPAIR INC 515 WEST WATER AVE TAMPA, FL 33604 (813) 933-3169 MV81807 2015 KIA 5XYKT4A61FG556413 \$6,891.80, FLORIDA KENWORTH LLC DBA: TAMPA FLORIDA KENWORTH 6905 E DR MLK BLVD TAMPA, FL 33619 (813) 625-2834 MV105385 2019 KW 1XKWD49X3KJ226427 \$2,481.97 December 5, 2025 25-03688H</p>	

--- PUBLIC SALES ---			
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 Beckert 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 Regnabelle 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			
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 All bidding will take place online at bid13.com Bidding: 97 Kenneth Kitchen 17 Olinda Manhenje 65 Gerardo Trado December 5, 12, 2025 25-03718H			
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 belmontedd.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.			
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 other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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. 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: john@jsaklaw.com December 5, 12, 2025 25-03711H			
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 Orgel Chiropractic and Functional Health located at 3212 Cove Bend Dr in the City of Tampa, Hillsborough, FL 33613 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 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, Division of Corporations. December 5, 2025 25-03698H			
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 PHARMACY 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 25-03702H			
FIRST INSERTION			
Fictitious Name Notice Notice is hereby given that Worthy Ministries, Inc., desiring to engage in business under the fictitious name of Worthy Publishing located at 4929 Bell Shoals Rd, Valrico, FL 33596 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 25-03700H			
FIRST INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-003892 DIVISION: A IN RE: Estate of Lisa Marie Walters, Deceased. The administration of the estate of Lisa Marie Walters, deceased, whose date of death was October 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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. SYNTIA MORA Personal Representative 7107 Harbor Hills Court Tampa, FL 33615 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com December 5, 12, 2025 25-03685H			
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 QWIN Crafted Studio located at 3519 Crescent Peak Way, in the County of Hillsborough, in the City of Plant City, Florida 33565 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Plant City, Florida, this 25th day of November, 2025. QWIN ENTERPRISES LLC December 5, 2025 25-03695H			
FIRST INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 29-2025-CP-003801-A001-HC IN RE: ESTATE OF MARGARET HELEN GRANT, Deceased. The administration of the estate of MARGARET HELEN GRANT, deceased, whose date of death was September 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 Representatives: Susan C. Grant 119 Talon Drive Cary, North Carolina 27518 Edward L. Grant, Jr. 13730 SW 24th Street Davie, Florida 33325 Attorney for Personal Representative: David C. Fall Florida Bar Number: 0105891 238 N. Massachusetts Avenue Lakeland, FL 33801 Telephone: (863) 397-6065 E-Mail: David@DCFLegal.com December 5, 12, 2025 25-03723H			
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 Filipina Ladyboy Finder located at 400 N Tampa St Ste 1550 PMB 462504, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 03rd day of December, 2025. WIKMAN VENTURES LLC December 5, 2025 25-03738H			

--- ESTATE ---

FIRST INSERTION
<p>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.</p> <p>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.</p> <p>The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no</p>
<p>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. 732.221, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 5, 2025.</p> <p>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</p>

FIRST INSERTION
<p>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.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>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.</p> <p>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-</p>
<p>VICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITH THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is December 5, 2025.</p> <p>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</p>

FIRST INSERTION
<p>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.</p> <p>TO: ANOUAR BENCHEKROUN MARIYA BENCHEKROUN SAIDA BENCHEKROUN MOHAMMED BENCHEKROUN Current residences and/or whereabouts unknown</p> <p>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 Bencheكرون's Petition for Summary Administration (the "Order"). The Order, entered following hearing on September 29, 2025, among other things:</p> <ol style="list-style-type: none">Admits to probate the instrument dated July 12, 2021, as the Decedent's Last Will and Testament;Distributes the Decedent's tangible personal property to FATIMA EZZAHRAE BENCHEKROUN; andDirects 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. <p>The Order further authorizes FATIMA</p>
<p>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.</p> <p>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.</p> <p>You are required to serve any objections, motions, or other responsive pleadings you may have to the relief granted by the Order on the undersigned 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.</p> <p>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.</p> <p>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 Bencheكرون December 5, 12, 2025 25-03719H</p>

FIRST INSERTION
<p>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.</p> <p>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.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or de-</p>
<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 5, 2025.</p> <p>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</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 24-CA-006590 Wells Fargo Bank, N.A., Plaintiff, vs. Jason Robert Schremer a/k/a Jason Schremer, et al., Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-006590 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Jason Robert Schremer a/k/a Jason Schremer a/k/a Jason Schremer; Sterling Ranch Master Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 20th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 27, BLOCK 1, STERLING RANCH UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TAX ID: U-05-30-20-2NF-000001-00027.0</p>
<p>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.</p> <p>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.</p> <p>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</p> <p>Dated this 25th day of November, 2025.</p> <p>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</p>

FIRST INSERTION
<p>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.</p> <p>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 22 day of December, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>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</p> <p>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</p>
<p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 21 day of November 2025.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02827 December 5, 12, 2025 25-03678H</p>

FIRST INSERTION
<p>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)</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Final Judgment of Foreclosure Final Judgment of Foreclosure dated 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.hillsborough.realforeclose.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:</p> <p>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 surplus from the sale, if any, other than</p>
<p>the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031.</p> <p>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, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.</p> <p>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</p>

FIRST INSERTION
<p>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. GABRIELE B. MORALES; UNKNOWN SPOUSE OF GABRIELE B. MORALES; UNKNOWN TENANT 2; UNKNOWN TENANT 1; MEADOWGLEN HOMEOWNER'S ASSOCIATION, INC. Defendants.</p> <p>Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 3, 2025, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:</p> <p>LOT 53, BLOCK 1, MEADOWGLEN, AS RECORDED IN PLAT BOOK 63, PAGE 23, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 5931 TAYWOOD DR, TAMPA, FL 33624-7023</p> <p>at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on December 24, 2025 beginning at 10:00 AM.</p> <p>Any person claiming an interest in</p>
<p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; or e-mail: ADA@fjud13.org</p> <p>Dated at St. Petersburg, Florida this 26 day of November, 2025.</p> <p>exL Legal, PLLC Designated Email Address: efilng@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000008609 December 5, 12, 2025 25-03705H</p>

FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CA-005801 Division D LAKE MICHIGAN CREDIT UNION, Plaintiff, v. SIDELINE OVERDRIVE LLC d/b/a HOBBYTOWN USA; ANTHONY INNISS; MALIKA INNISS; HILLANDALE RESERVE HOMEOWNERS ASSOCIATION, INC.; FOX CAPITAL GROUP INC. d/b/a UCC FILER 2; CORPORATION SERVICE COMPANY, AS REPRESENTATIVE; C T CORPORATION SYSTEM, AS REPRESENTATIVE; VELOCITY CAPITAL GROUP, LLC; NATIONAL FUNDING, INC.; FLORIDA DEPARTMENT OF REVENUE; and UNKNOWN TENANT(S) IN POSSESSION, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Final Judgment of Foreclosure (as to Count IV) (the "Final Judgment"), dated November 26, 2025, entered in Case No. 24-CA-005801 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein LAKE MICHIGAN CREDIT UNION is Plaintiff and SIDELINE OVERDRIVE LLC d/b/a HOBBYTOWN USA; ANTHONY INNISS; MALIKA INNISS; HILLANDALE RESERVE HOMEOWNERS ASSOCIATION, INC.; FOX CAPITAL GROUP, INC. d/b/a UCC FILER 2; CORPORATION SERVICE COMPANY, AS REPRESENTATIVE; C T CORPORATION SYSTEM, AS REPRESENTATIVE; VELOCITY CAPITAL GROUP, LLC; NATIONAL FUNDING, INC.; FLORIDA DEPARTMENT</p>
<p>OF REVENUE; and UNKNOWN TENANT(S) IN POSSESSION are Defendants, the Clerk of the Circuit Court, Hillsborough County, Florida, Victor D. Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for online auctions, at 10:00 AM on the 6th day of January 2026, the following described property as set forth in said Final Judgment to wit:</p> <p>Lot 8, HILLANDALE RESERVE – PHASE I, as per plat thereof, recorded in Plat Book 119, Pages 215, of the Public Records of Hillsborough County, Florida.</p> <p>Property Address: 1215 Hillandale Reserve Drive, Tampa, Hillsborough County, Florida.</p> <p>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.</p> <p>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 Street, Room 604, Tampa, FL 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 impaired call 711.</p> <p>Attorney for Plaintiff: Casey R. Lennox Lennox Law, P.A. P.O. Box 20505 Tampa, FL 33622 Phone: (813) 831-3800 Fax: (813) 749-9456 E-mail: clennox@lennoxlaw.com December 5, 12, 2025 25-03731H</p>

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 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 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 MONTALVO; 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 N/K/A ADILSON 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 bidder for cash, at www.hillsborough.	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 By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 23-50932 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 elec-	tronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final 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 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 Stat-	utes, 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 2: LOT 34, BLOCK A, RICHMOND PLACE PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 79, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. INCLUDING THE BUILDINGS, APPURTENANCES, AND FIXTURES LOCATED THEREON. Property Address: 18124 Antietam Court, 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 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 25-03726H

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CA-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 ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on December 29, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 15, BLOCK 74, FISHHAWK RANCH PHASE 2 PARCEL "DD-1A", ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 97, PAGES 47 THRU 60, INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 16123	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 participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 25 day of November, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-046476 - MaM December 5, 12, 2025 25-03722H

FIRST INSERTION	
SECOND AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-001079 SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. RUBANGUKA ESPOIRE BAGUMA, et al., Defendants. Notice is given that pursuant to the Final Judgment of Foreclosure dated 11/25/2025, in Case No.: 25-CA-001079 of the Circuit Court in and for Hillsborough County, Florida, wherein SERENO OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and RUBANGUKA ESPOIRE BAGUMA, et al., are the Defendants. Victor D. Crist, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on January 21, 2026, the following described property set forth in the Final Judgment of Foreclosure: Lot 15 in Block 15 of DG FARMS PHASE 5B, according to the plat	thereof, as recorded in Plat Book 137, Page 246, of the Public Records of Hillsborough County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL 1-800-955-8770. DATED: December 2, 2025 By: /s/Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 December 5, 12, 2025 25-03707H

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-006252 DIV J PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. MARK A. KNAPP, et al., Defendants. NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on January 15, 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: Lot 8 and the North 576 feet of the West 133.5 feet of Lot 9, PARK FOREST SUBDIVISION according to the map or plat thereof as recorded in Plat Book 35, Page 35 of the Public Records of Hillsborough County, Florida. Property Address: 2401 Vandervort Road, Lutz, FL 33549 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date	of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. SUBMITTED on this 2nd day of December, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 December 5, 12, 2025 25-03706H

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

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=bHS34b4V6QLwWE09VJMc8kBgAUQWJv.1&from=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/j/86313543354/invitations?signature=IYJ5BuhgMJaXQMeAnEba2mUwJ7OKkb23c8_-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 33605, 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
jr@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.hillsborough.realforeclose.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@delucalawgroup.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 IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-007988
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, v.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF ROBERT WINTERS A/K/A ROBERT ERLE WINTERS III, DECEASED; LEGACY PARK PROPERTY OWNER'S ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant.
To the following Defendant(s): THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF ROBERT WINTERS A/K/A ROBERT ERLE WINTERS III, DECEASED
4526 Bay Spring Court
Tampa, FL 33611
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 47, LEGACY PARK TOWNHOMES, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 109, PAGES 166 TO 174, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 4526 BAY SPRING COURT, TAMPA, FL 33611

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, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 12/30/2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065.

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.

WITNESS my hand and the seal of this Court this day of NOV 24 2025.

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
December 5, 12, 2025 25-03691H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH, FLORIDA.
CASE No. 25-CA-007993
LONGBRIDGE FINANCIAL, LLC,
Plaintiff vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MONICA MARLINDA SQUIRES, DECEASED, et al.,
Defendants
TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MONICA MARLINDA SQUIRES, DECEASED
5106 PENNSBURY DR TAMPA, FL 33624
MALIK CASHONE SQUIRES
5601 ANGELONIA TERRACE LAND O LAKES, FL 34639
5106 PENNSBURY DR TAMPA, FL 33624
UNKNOWN SPOUSE OF MALIK CASHONE SQUIRES
5601 ANGELONIA TERRACE LAND O LAKES, FL 34639
5106 PENNSBURY DR TAMPA, FL 33624
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 15, BLOCK 6, COUNTRY PLACE WEST UNIT 1, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 25, OF

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..

WITNESS MY HAND AND SEAL OF SAID COURT on this 24 day of November.

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

Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(25-001661-01)
December 5, 12, 2025 25-03735H

SAVE



TIME

Email your Legal Notice

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

SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

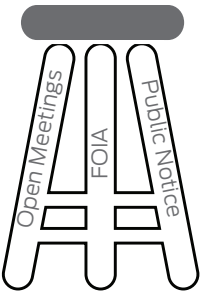
FLORIDA NEWSPAPER FOR THE C-ROUTE

Business Observer

LY20P00A_V24

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.

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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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer

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

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://sa.www4.irs.gov/modiein/individual/index.jsp.
Please notify this office if the limited liability company address changes.
Should you have any questions regarding this matter, please contact this office at the address given below.
www.sunbiz.org
Division of Corporations -
P.O. BOX 6327 -
Tallahassee, Florida 32314
KYLE BRUMBLEY
Regulatory Specialist II Supervisor
Registration Section
Division of Corporations
Letter Number: 025A00023832
Account number: I20160000072
Amount charged: 125.00
Oct. 31; Nov. 7, 14, 21, 28; Dec. 5, 2025
25-03355H

SECOND INSERTION

NOTICE OF PUBLIC SALE 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 Llovio
2108 - Tamesha Ravonn Spears
3000 - Damiyan Bush
2103 - Cesar Pena
3035 - Damiyan 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 - Valerie Anne Lewellen
K0003 - Kentrelle Dewaun Hatcher
C0014 - Edyd Berrios
M0008 - Sheila Carmichael
G0001 - Adriana Ballesteros
R0008 - Nicholas Ciro Johnson
K0012 - 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 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

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	Donihi, Natalie	Toys, Boxes, Furniture
807	Hobson, Mark	Boxes, Electronics, Furniture
839	Pervan, Kelly	Bags, Totes, Artwork, Books
124	John Quarles,	
	Good To The Bone LLC	Boxes, Kitchenware, Furniture
159	Quarles , John	Boxes, Totes, Furniture
170	Gowens, Jermaine	Bags, Totes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.
November 28; December 5, 2025 25-03617H

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 belongings3 to those individuals listed below.

2-27	Christina Fortier	Boxes, Clothing, Furniture, Tools, Table Lamp
3-42	Bill Roderick	Boxes, Computer, Kitchenware, Tools
8-106	Brennen Shea	Artwork, Boxes, Clothing, Furniture, Computer, Tools
16-202	Therisa Jacobsen	Bedding, Boxes, Furniture, Lamps
A-283	Lexela Rosales-Alonso	Boxes, Sports, Printer
A-325	Cynthia Mitchell	Bedding, Boxes Suitcases, Totes
A-352	Chris Martin	Boxes, Tools, Wheels, Bike, Metal Storage Bins
B-519	Maria Jenkins	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 abajian	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. River-view, Florida 33578 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/18/2025 at 2:30pm. Contents include personal property described below belonging to those individuals listed below.

UNIT B226	Richardson, Wanda	Artwork, Boxes, Bags, Totes, Furniture
UNIT C010	Anderson, Ebony	Boxes, Bags, Totes, Books, Clothing
UNIT C046	Escobar Soto, Tamara	Boxes, Bags, Totes, Clothing, Furniture
UNIT D165	Shaw, Monique	Boxes, Totes, Clothing, Furniture
UNIT D188	Hall, Shanna	Boxes, Bags, Totes, Clothing, Sporting, Toys, Baby Items
UNIT D257	Edward Moor-arenae	Boxes, Bags, Totes, Tools, Bike
UNIT A334	Lozada, Liliane	Boxes, Bags, Totes, Clothing, Furniture, Instrument, Toy
UNIT B089	Hillard, Joseph	Clothing, Books, files, Cabinet, Electronics
UNIT A150	Wright, Latonya	Baby Items, Boxes, Bags, Totes, Furniture
UNIT A224	Dadon, Avraham	Boxes, Bags, Totes, Baby Items, Clothing, Furniture, Tools
UNIT A320	Cody, Marcus	Baby Items, Boxes, Bags, Tools, Toys, Tires, Rims, Totes
UNIT A321	Ramirez, Myrna	Photos, Cabinet, Boxes, Bags, Totes, Furniture, Tools
UNIT B039	Brooks, Karen	Boxes, Bags, Totes, Furniture
UNIT B046	FOSTER, DENAE	Boxes, Bags, Totes, Clothing, Instrument, Toys
UNIT B052	Rivers, Tommy	Boxes, Bags, Totes
UNIT B166	Davis, Najah	Baby Items, Books, Boxes, Bags, Totes, Clothing
UNIT B210	Grogg, Bett Borrell	Baby Items, Furniture
UNIT D203	Herald, Cavoni	Frames, Boxes, Bags, Totes, Furniture, Toys
UNIT B048	Robertson, Michelle	Boxes, Bags, Totes, Clothing
UNIT D208	Culpepper, Ryan	Baby Items, Boxes, Bags, Totes, Sporting Goods, Toys
UNIT A310	Rodriguez, Gregorio	Boxes, Bags, Totes, Clothing, Tools

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions 813-344-7390
November 28; December 5, 2025 25-03618H

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-001777
IN RE: ESTATE OF ALTAMESE PRICE, Deceased.

TO: Robert Price, Jr.
Trimmelle Price

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address is: Scott R. Bugay, Law

Offices of Scott R. Bugay, P.A., 2501 Hollywood Blvd. Suite 206, Hollywood, FL 33020 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'S NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS [ADDITION OF THE EXPANSION AREA]

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

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

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

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

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

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

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

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

SECOND INSERTION

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

CASE NO. 23-CA-001973 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF MFA 2021-RPL1 TRUST, Plaintiff, vs. BRENDA C. SANOGUET A/K/A BRENDA SANOGUET, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 09, 2025, and entered in 23-CA-001973 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF MFA 2021-RPL1 TRUST is the Plaintiff and BRENDA C. SANOGUET A/K/A BRENDA SANOGUET; UNKNOWN SPOUSE OF BRENDA C. SANOGUET A/K/A BRENDA SANOGUET; BLOOMINGDALE NEIGHBORHOOD ASSOCIATION, INC.; BLOOMINGDALE-EE-HOMEOWNERS' ASSOCIATION, INC.; RIVERGLEN OF BRANDON HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Victor Crist, Clerk of Court as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on December 22, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 8, BLOCK 1, OF BLOOMINGDALE SECTION "EE" PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 4516 PRES-

TON WOODS DRIVE, VALRI-CO, FL 33594

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

IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 24 day of November, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
21-084444 - ErS
Nov. 28; Dec. 5, 2025 25-03666H

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.	medical records at: Optum – Bloomingdale 1291 Bloomingdale Ave. Valrico, FL 33596 Phone: 1-813-653-1880 Fax: 1-813-654-2778
Patients of Dr. Fon-Sing may continue care at Optum – Bloomingdale.	Nov. 21, 28; Dec. 5, 12, 2025
Patients can obtain copies of their	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 ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF1, Plaintiff, and JOSEFINA M. HOUSE; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A PAUL HAMELTON, are Defendants. VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough. realforeclose.com, at 10:00 AM, on the 20th day of January, 2026, the following described real property as set forth in said Judgment, to wit: LOT 14, IN BLOCK 2, OF DEL RIO ESTATES, ACCORD-	ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twigg's Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org. Dated: November 25, 2025 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 22-49748 Nov. 28; Dec. 5, 2025 25-03667H

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 STEFFIE 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 INSTRUMENT 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 JUSTIN FISHMAN A/K/A GUSTIN L. FISHMAN - 6706 N. NEBRASKA AVE., APT 8681, TAMPA, FL 33604 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: UNIT 163 OF ANDOVER "G" CONDOMINIUM, ACCORD-	ING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2814, PAGE(S) 253, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before December 4, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and seal of this Court this 30 day of October, 2025. VICTOR D. CRIST CLERK OF COURT OF HILLSBOROUGH COUNTY (SEAL) By Delsha Stewart Deputy Clerk Hillsborough County Courthouse 800 E. Twigg's St. Tampa, FL 33602 MCCALLA RAYMER LEBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 24-11112FL Nov. 28; Dec. 5, 2025 25-03650H

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. Twigg's 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. Muentert, Attorney Florida Bar Number: 0078340 Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 Fax: (813) 367-1501 E-Mail: kmuentert@mortellarolaw.com Secondary E-Mail: kkmuenter@gmail.com Nov. 28; Dec. 5, 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 Hillsborough County, Florida: LOT 16, BLOCK 4, TOWNE PLACE REVISED, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE(S) 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, by 12/25/25 or (30) days from the date of first publication of this Notice, and file the original with	the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 19 day of November, 2025. Victor D. Crist as Clerk of the Circuit Court of Hillsborough County, Florida (SEAL) By: Jennifer Taylor DEPUTY CLERK Hillsborough County Courthouse 800 E. Twigg's 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. MARKKEITH JOHNSON; UNKNOWN SPOUSE OF MARKKEITH JOHNSON; HEATHER LAKES AT BRANDON COMMUNITY ASSOCIATION, INC.; STATE OF FLORIDA; HILLSBOROUGH COUNTY CLERK OF COURT; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants, TO: MARKKEITH JOHNSON. Last Known Address: 1204 CRESSFORD PLACE, BRANDON, FL 33511. YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 1204 CRESSFORD PLACE, BRANDON, FL 33511, and more particularly described as follows: LOT 1, BLOCK C, OF HEATHER LAKES UNIT XXII PHASE A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE(S) 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Folio No. 072310-7252 COMMONLY KNOWN AS: 1204 Cressford Place, Brandon, FL 33511. has been filed against you and you are required to serve of a copy of your writ-	ten defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801, on or before, 12/30/2025, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED ON 11/24/2025. Victor D. Crist, Hillsborough County Clerk of Court and Comptroller (SEAL) Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twigg's St. Tampa, FL 33602 Matthew T. Wasinger, Esquire, the Plaintiff's attorney, 605 E. Robinson Street, Suite 730, Orlando, FL 32801 Nov. 28; Dec. 5, 2025 25-03655H

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-005388 AMWEST FUNDING CORP, Plaintiff, v. BROTHERS DIAZ & ASSOCIATES LLC; et al, Defendant(s). To the following Defendant(s): UNKNOWN TENANT #1 (Last Known Address: 2311 W Saint Conrad St., Tampa, FL 33607) UNKNOWN TENANT #2 (Last Known Address: 2311 W Saint Conrad St., Tampa, FL 33607) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT 22, BLOCK 13, BOUTON & SKINNERS ADDITION TO WEST TAMPA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED NI PLAT BOOK 1, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 2311 W SAINT CONRAD ST., TAMPA, FL 33607 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 on or before 12/30/2025, a date which is within thirty (30) days after the first publi-	cation of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2010-08 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and the seal of this Court this 24 day of November, 2025. VICTOR CRIST As Clerk of the Court (SEAL) By Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twigg's St. Tampa, FL 33602 Ghidotti Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 Nov. 28; Dec. 5, 2025 25-03670H

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 23-CP-000727 Division Probate IN RE: ESTATE OF STUART ROWEN, Deceased. The administration of the estate of Stuart Rowen, deceased, whose date of death was July 8, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Clerk of Court, 800 E. Twigg's Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the	decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 28, 2025. Personal Representative: Signature: Wayne Rowen (Nov 22, 2025 11:15:37 EST) Email: wolfpac12857k@gmail.com Wayne Rowe 646 Huffs Church Road Alburtis, PA 18011 Attorney for Personal Representative: Signature: matthew weidner (Nov 22, 2025 20:39:36 EST) Email: weidner@mattweidnerlaw.com Matthew D. Weidner E-Mail Addresses: service@mattweidnerlaw.com julia@mattweidnerlaw.com Florida Bar No. 0185957 Weidner Law 856 2nd Avenue North St. Petersburg, FL 33701 Telephone: 727-954-8752 Nov. 28; Dec. 5, 2025 25-03668H

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-003560 DIV: G VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, v. THOMAS R. SMILEY, et al., Defendants. NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on January 7, 2026, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit: Lot 13, Block B, COPPER RIDGE - TRACT G1, according to the map or plat thereof, as recorded in Plat Book 89, Page(s) 29, of the Public Records of Hillsborough County, Florida. Property Address: 4716 Little Denise Court, Valrico, FL 33594 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim	before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. SUBMITTED on this 25th day of November, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 Nov. 28; Dec. 5, 2025 25-03665H

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. 732.2211, 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.

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

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

The administration of the Estate of Keitha M. Hazlett a/k/a Keitha 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 un-

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.

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:
Casina Williams
6517 Tabogi Trail
Wesley Chapel, Florida 33545
Attorney for Personal Representative:
Elaine N. McGinnis, Esq.
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
Nov. 28; Dec. 5, 2025 25-03629H

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

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

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

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

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

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

--- ESTATE ---

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 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:
Harvey L. Dittelbrand, 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
FILE NO: 25-CP-003650
IN RE: ESTATE OF
STEPHANIE T. MAJESKI,
Deceased.

The administration of the Estate of STEPHANIE T. MAJESKI, deceased, whose date of death was 9/21/2025, Case Number 25-CP-003650, is 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

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 Slonaker, deceased, whose date of death was on January 23, 2025, with File Number 25-CP-003319, is pending in the Circuit Court for Hillsborough County, Florida, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

SECOND INSERTION

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

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

The administration of the estate of DOLORES VIVIAN CHURCH, deceased, whose date of death was April 27, 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 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:
Harvey L. Dittelbrand, Jr.
4328 Spring Road
Valrico, Florida 33596
Attorney for Personal Representative:
V. Ross Spano, Esq., Attorney
Florida Bar Number: 0147923
ROSS SPANO LAW, P.A.
10101 Bloomingdale Ave Ste 203
Riverview, Florida 33578
Telephone: (813) 244-7758
E-Mail: ross@rossspanolaw.com
Sec. E-Mail: isaiah@rossspanolaw.com
Nov. 28; Dec. 5, 2025 25-03639H

--- ACTIONS / SALES ---

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-007322
ROYAL PACIFIC FUNDING
Corporation
Plaintiff(s), vs.
CASINA R ROBINSON; RICARDO
ROBINSON JR; CHARLES
ROBINSON; RICKAYLA
ROBINSON; TREMONT`E
ROBINSON; TREVONT`E
ROBINSON; DIVIDEND SOLAR
FINANCE LLC; SUNNOVA SOLAR
MANAGEMENT LLC; DIVIDEND
SOLAR FINANCE LLC; THE
UNKNOWN HEIRS, DEVISEES,
BENEFICIARIES, GRANTEES,
ASSIGNS, CREDITORS, LIENORS,
AND TRUSTEES OF RICARDO
LEON ROBINSON SR AND ALL
OTHER PERSONS CLAIMING
BY, THROUGH, UNDER, AND
AGAINST THE NAMED
DEFENDANTS; THE UNKNOWN
TENANT IN POSSESSION,
Defendant(s).
TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF RICARDO LEON ROBINSON SR AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN
TO: TREMONT`E ROBINSON
LAST KNOWN ADDRESS: 8317 EL PORTAL DR TAMPA, FL 33604
CURRENT ADDRESS: UNKNOWN
TREVONT`E ROBINSON
LAST KNOWN ADDRESS: 8317 EL PORTAL DR TAMPA, FL 33604
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows:
ALL THAT PROPERTY SITUATE IN THE COUNTY OF HILLSBOROUGH AND STATE OF FLORIDA DESCRIBED ASLOT 45, BLOCK

1, RAINTREE TERRACE SUBDIVISION WHICH ALSO INCLUDES A REPLAT OF A PART OF W.E., HAMNER`S 56TH STREET ESTATES, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH 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, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

DATED this the day of NOV 20 2025.

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

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

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-4792
EQUITY TRUST COMPANY,
CUSTODIAN F.B.O LEONARD H.
MARKS IRA
Plaintiff, vs.
MULBERRY STREET LLC and
MAFRO BEST DEALS, LLC
Defendants.
NOTICE IS HEREBY GIVEN, 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 of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

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

SECOND INSERTION

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

CIVIL DIVISION
CASE NO.: 24-CC-031464
HAWKS POINT HOMEOWNERS
ASSOCIATION, INC.
Plaintiff, v.
GINA MULLENAX, UNKNOW
TENANT #1 AND UNKNOWN
TENANT #2,
Defendants.
Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as:
Lot 63, of HAWKS POINT-PHASE 1A-1, according to the plat thereof, as recorded in Plat Book 115, Pages 172 through 179, of the Public Records of Hillsborough County, Florida.
at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 19th day of December, 2025.

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

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

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

Business
Observer

1/2025/28 347

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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 ac-
cordance with Chapter 45, F.S., offer
for sale and sell to the highest and best
bidder for cash, the following described
property situated in Hillsborough
County, Florida, to wit:
Lots 11 and 12, Block 1, LILLIE
ESTATES UNIT-A, according to the plat
thereof recorded in Plat
Book 23, Page 44, of the Public
Records of Hillsborough County,
Florida.
Property Address: 815 10th
Street SW, Ruskin, FL 33570
pursuant to the Final Judgment of
Foreclosure entered in a case pending
in said Court, the style and case number
of which is set forth above.
Any person claiming an interest in
the surplus from the sale, if any, other

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,
GRANTEES, OR OTHER
CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that
sale will be made pursuant to an Order
or Final Judgment. Final Judgment
was awarded on October 10, 2025 in
Civil Case No. 25-CA-004513, of the
Circuit Court of the THIRTEENTH
Judicial Circuit in and for Hillsbor-
ough County, Florida, wherein, HSBC
BANK USA, N.A., AS INDENTURE
TRUSTEE FOR THE REGISTERED
NOTEHOLDERS OF RENAISSANCE
HOME EQUITY LOAN TRUST 2005-
4, RENAISSANCE HOME EQUITY
LOAN ASSET-BACKED NOTES,
SERIES 2005-4 is the Plaintiff, and
ERIC WILLIAMS; UNKNOWN TEN-
ANT #1 N/K/A GABON WILLIAMS;
ANY AND ALL UNKNOWN PAR-
TIES CLAIMING BY, THROUGH,
UNDER AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PAR-
TIES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIM-

SECOND INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-008891
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR LEGACY MORTGAGE ASSET
TRUST 2021-GS1,
Plaintiff, vs.
TOCCARA V. MORRELL AND
RAQUI MORRELL, et. al.
Defendant(s),
TO: TOCCARA V. MORRELL, UN-
KNOWN SPOUSE OF TOCCARA V.
MORRELL,
whose residence is unknown and all
parties having or claiming to have any
right, title or interest in the property
described in the mortgage being fore-
closed herein.
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA, IN AND
FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 29-2024-CA-002578
Division G
RESIDENTIAL FORECLOSURE
Section II
SUNCOAST CREDIT UNION, A
FEDERALLY INSURED STATE
CHARTERED CREDIT UNION
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES OF THE OF EZEKIEL
OVERSTREET A/K/A EZEKIEL
OVERSTREET, SR., APRIL
OVERSTREET JOHNSON, AS
KNOWN HEIR OF EZEKIEL
OVERSTREET A/K/A EZEKIEL
OVERSTREET, SR., EZEKIEL
OVERSTREET, JR., AS KNOWN
HEIR OF EZEKIEL OVERSTREET
A/K/A EZEKIEL OVERSTREET,
SR., UNKNOWN SPOUSE OF
APRIL OVERSTREET JOHNSON,
UNKNOWN SPOUSE OF EZEKIEL
OVERSTREET, JR., AND
UNKNOWN TENANTS/OWNERS,
Defendants.
Notice is hereby given, pursuant to Fi-
nal Judgment of Foreclosure for Plain-
tiff entered in this cause on November
15, 2025, in the Circuit Court of Hill-
sborough County, Florida, Victor D.
Crist, Clerk of the Circuit Court, will sell
the property situated in Hillsborough
County, Florida described as:
LOT 15, BLOCK 17, NORTH-
DALE, SECTION B, UNIT NO.
2, ACCORDING TO THE PLAT
THEREOF RECORDED AT
PLAT BOOK 48, PAGE 47, IN
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.
Any persons claiming an interest in
the surplus from the sale, if any, other
than the property owner as of the date
of the lis pendens must file a claim
before the clerk reports the surplus as
unclaimed.
If you are a person with a disability
who needs an accommodation in order
to access court facilities or participate
in a court proceeding, you are entitled,
at no cost to you, to the provision of
certain assistance. To request such an
accommodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving a notification of
a scheduled court proceeding if the time
before the scheduled appearance is less
than 7 days. Complete the Request for
Accommodations Form and submit
to 800 E. Twiggs Street, Room 604,
Tampa, FL 33602. ADA Coordination
Help Line (813) 272-7040; Hearing
Impaired Line 1-800-955-8771; Voice
Impaired Line 1-800-955-8770.
Dated this November 19, 2025
By: /s/ Donna S. Glick
Donna S. Glick/ Florida bar #612340
dglick@kasslaw.com
Laura E. Noyes
(813) 229-0900 x1515
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
011150/2425145/CMP
Nov. 28; Dec. 5, 2025 25-03635H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION:
CASE NO.: 25-CA-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
15 day of December, 2025, the following
described property as set forth in said
Final Judgment, to wit:
LOT 11, BLOCK CB, DEL WEBB'S
SUN CITY FLORIDA, UNIT
NUMBER 21, ACCORDING TO
THE MAP OR PLAT THEREOF,
AS RECORDED IN PLAT BOOK
41, PAGE 46, OF THE PUBLIC
RECORDS OF HILLSBOR-
OUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 1507 N
LAKE DRIVE, SUN CITY CEN-
TER, FL 33573
IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS REMAIN-
ING AFTER THE SALE, YOU MUST
FILE A CLAIM WITH THE CLERK
NO LATER THAN THE DATE THAT
THE CLERK REPORTS THE FUNDS
AS UNCLAIMED. IF YOU FAIL TO

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION: C
CASE NO.: 25-CA-007559
SECTION # RF
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
TAMRA LYNN DOMINGUEZ;
TINO ALBERT DOMINGUEZ
A/K/A TINO DOMINGUEZ;
UNKNOWN TENANT
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to an Order or Final Judgment entered
in the above styled cause now pending
in said court and as required by Florida
Statute 45.031(2), VICTOR CRIST as
the Clerk of the Circuit Court shall sell
to the highest and best bidder for cash
electronically at www.hillsborough.
realforeclose.com, the Clerk's website
for on-line auctions at, 10:00 AM on
the 16 day of December, 2025, the
following described property as set
forth in said Final Judgment, to wit:
LOT 13, BLOCK 5, OF FOUR
WINDS ESTATES UNIT NO. 4,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 45, PAGE 64, OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.
PROPERTY ADDRESS: 3803
SOUTHVIEW DR, BRANDON,
FL 33511
IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS REMAIN-
ING AFTER THE SALE, YOU MUST
FILE A CLAIM WITH THE CLERK
NO LATER THAN THE DATE THAT
THE CLERK REPORTS THE FUNDS
AS UNCLAIMED. IF YOU FAIL TO
FILE A CLAIM, YOU WILL NOT BE
ENTITLED TO ANY REMAINING

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 23-CA-001389
DIVISION: R
U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE
RMTP TRUST, SERIES 2021
COTTAGE-TT-V,
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES,
BENEFICIARIES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHER UNKNOWN PERSONS
OR SPOUSES CLAIMING BY,
THROUGH, UNDER, OR AGAINST
THE ESTATE OF JACK LONG
a/k/a JACK ELLIS LONG a/k/a
JACK ELLIS, DECEASED; LISA
KAY LONG; UNKNOWN SPOUSE
OF LISA KAY LONG; SHARON
FIELD; DAVID LONG; ALL OTHER
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER, AND AGAINST THE
HEREIN NAMED DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAME UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS
Defendant(s),
NOTICE IS HEREBY GIVEN that pur-
suant to a Uniform Final Judgment of
Mortgage Foreclosure entered on Octo-
ber 30, 2025 of the Circuit Court of the
Thirteenth Judicial Circuit in and for
Hillsborough County, Florida, the style
of which is indicated above, Victor D.
Crist, the Clerk of Court will on JANU-
ARY 27, 2026 at 10:00 a.m. at http://
www.hillsborough.realforeclose.com of-

FUNDS. AFTER THE FUNDS ARE
REPORTED AS UNCLAIMED, ONLY
THE OWNER OF RECORD AS OF
THE DATE OF THE LIS PENDENS
MAY CLAIM THE SURPLUS.

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

Dated this 19 day of November 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-03110
Nov. 28; Dec. 5, 2025 25-03628H

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

LOT 11, WOODARD'S MANOR,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 53,
PAGE 2 OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.
Property Address: 5308 Cindy
Kay Drive, Plant City, FL 33566

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

If you are a person with a disability
who needs an accommodation in order
to access court facilities or participate
in a court proceeding, you are entitled,
at no cost to you, to the provision of cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving a notification of
a scheduled court proceeding if the time
before the scheduled appearance is less
than 7 days. Complete the Request for
Accommodations Form and submit
to 800 E. Twiggs Street, Room 604,
Tampa, FL 33602. ADA Coordination
Help Line (813) 272-7040; Hearing
Impaired Line 1-800-955-8771; Voice
Impaired Line 1-800-955-8770.
Dated: November 18, 2025
/s/ Annalise Hayes DeLuca
Annalise Hayes DeLuca, Esq.
Florida Bar No. 116897
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294 x 3163
Facsimile: (404) 745-8121
Email: adeluca@mtglaw.com
E-Service: servicelf@mtglaw.com
Nov. 28; Dec. 5, 2025 25-03621H

SAVE TIME

Email your Legal Notice

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

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer
LV20906_V22

--- ACTIONS / SALES ---

SECOND INSERTION
<p>NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 25-CA-007042 Division: O GP CAPITAL, LLC, a Florida limited liability company, Plaintiff, v. BKATW CONSULTING AND DEVELOPMENT LLC, a Florida limited liability company, and HILLSBOROUGH COUNTY CLERK OF COURT, Defendants. NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated November 21, 2025, in the above-styled cause, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash online at www.hillsborough.realforeclose.com at 10:00 a.m. on December 15, 2025, the following described property:</p> <p>Lots 21 and 22, Block 4, GRANT PARK SUBDIVISION, according to plat thereof as recorded in Plat Book 6, Page 30, of the Public Records of Hillsborough County, Florida.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM</p>

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

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

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-009557 VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, v. JULIE A. GUADALUPE VELEZ, et al., Defendants. TO: Julie A. Guadalupe Velez 8437 Fantasia Park Way Riverview FL 33578 Unknown Spouse of Julie A. Guadalupe Velez 8437 Fantasia Park Way Riverview FL 33578</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:</p> <p>Lot 88, LAKE FANTASIA SUBDIVISION, according to the plat thereof as recorded in Plat Book 84, Page(s) 29, of the Public Records of Hillsborough County, Florida. Together with a 2001 Homes of Merit Manufactured Home having serial # FLHMB-FP159746862A and FLHMB-FP159746862B which title are retired as provided in 319.261 Fla Stat shall constitute a part of the realty and shall pass with it.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789</p>

FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 24 day of November, 2025.

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

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

SECOND INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-007353 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-CB7, Plaintiff, vs. DAVID LOWE A/K/A DAVID E. LOWE, et al., Defendant(s). TO: DAVID LOWE A/K/A DAVID E. LOWE, UNKNOWN SPOUSE OF DAVID LOWE A/K/A DAVID E. LOWE, Whose Residence Is: 6520 ROTH DRIVE, JOLIET, IL 60431 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 3, BLOCK A, SOMERSET TRACT B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 26, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>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 /</p>

(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of NOV 20 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Patricia Corbin
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVENUE,
SUITE 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-311029
Nov. 28; Dec. 5, 2025 25-03625H

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003395 Division: Probate IN RE: ESTATE OF DENISE MARIE BEARDSLEE (A/K/A DENISE M. BEARDSLEE A/K/A DENISE BEARDSLEE) Deceased.</p> <p>The administration of the estate of Denise Marie Beardslee (a/k/a Denise M. Beardslee a/k/a Denise Beardslee), deceased, whose date of death was August 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Steet Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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</p>

NOTICE.

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

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

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

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

Personal Representative:
Dana Ann Cates
12904 Tar Flower Drive
Tampa, Florida 33626
Attorney for Personal Representative: Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2611 Keystone Road, Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
Felicia@BellLawFirmFlorida.com
Nov. 28; Dec. 5, 2025 25-03652H

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024-CA-009635 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF FF INVESTORCO GRANTOR TRUST, Plaintiff, v. RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure and for Enforcement of Assignment of Leases and Rents dated November 18, 2025, issued in and for Hillsborough County, Florida, in Case No. 2024-CA-009635, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF FF INVESTORCO GRANTOR TRUST is the Plaintiff, and RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION, SOUTH OAK COMMUNITY ASSOCIATION, INC., CITY OF TAMPA and UNKNOWN PARTY IN POSSESSION #1 N/K/A JAMES BRINKHOFF are the Defendants.</p> <p>The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on December 22, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure and for Enforcement of Assignment of Leases and</p>

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

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

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

IMPORTANT

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

Dated: This 20th day of November, 2025.

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

SECOND INSERTION
<p>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-008403 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. KATHY MENDOZA; ET AL, Defendants. TO: UNKNOWN SPOUSE OF MICHAEL D CASEY A/K/A MICHAEL DUANE CASEY A/K/A MICHAEL W CASEY A/K/A MICHAEL D DCASEY A/K/A MIKE D DCASEY A/K/A MIKE V CASEY (DECEASED) Last Known Address: 4152 PINELAKE LN. #202, TAMPA FL 33618 ALL UNKNOWN HEIRS, CREDITORS, DEVICES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST MICHAEL D CASEY A/K/A MICHAEL DUANE CASEY A/K/A MICHAEL W CASEY A/K/A MICHAEL D DCASEY A/K/A MIKE D CASEY A/K/A MIKE V CASEY, DECEASED Last Known Address: UNKNOWN</p>

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

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

Property Address: 4152 PINELAKE LN. #202, TAMPA FL 33618

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

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY CASE NO. 25-CA-006768 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. TYRELL L CARTER, et al., Defendant. To: Unknown Spouse of Sheranta A Summerset a/k/a Sheranta Anita Summerset a/k/a Summerset Sheranta-Anita 4619 Limerick Dr. Tampa, FL 33610 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:</p> <p>LOT 2, BLOCK 2, PALMETTO COVE TOWNHOMES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 7-9, PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 12/19/2025 or 30 days from the first publication, otherwise a Judgment</p>

may be entered against you for the relief demanded in the Complaint.

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

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

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
24-10403FL
Nov. 28; Dec. 5, 2025 25-03651H

SECOND INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-006817 NATIONSTAR MORTGAGE LLC Plaintiff vs. DAVID WINES; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DAVID WINES; RAVEN CORUJO; UNKNOWN SPOUSE OF RAVEN CORUJO; SOUTH BAY LAKES HOMEOWNER'S ASSOCIATION, INC.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GOODLEAP, LLC; YONGQUN LUO; ZHEQING LI; HILLSBOROUGH COUNTY CLERK OF COURT; MIDLAND CREDIT MANAGEMENT, INC.; PORTFOLIO RECOVERY ASSOCIATES, LLC; TENANT I/ UNKNOWN TENANT; TENANT II/ UNKNOWN TENANT; TENANT III/ UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, in possession of the subject real property, Defendants Notice is hereby given pursuant to the final judgment/order entered on July 17, 2025, the above noted case, that the Clerk of Court of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Florida described as:</p> <p>LOT 35, BLOCK 5, SOUTH BAY LAKES - UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE(S) 57 THROUGH 61 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,</p>

FLORIDA.

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

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

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

LAW OFFICE OF GARY GASSEL, P.A.
2191 Ringling Boulevard
Sarasota, Florida 34437
(941) 952-9322
Attorney for Plaintiff
By WILLIAM NUSSBAUM III, ESQUIRE
Florida Bar No. 066479
Nov. 28; Dec. 5, 2025 25-03640H

SECOND INSERTION
<p>A/K/A MIKE D CASEY A/K/A MIKE D DCASEY A/K/A MIKE V CASEY (DECEASED); CARROLLWOOD VILLAGE AT PINE LAKE GARDEN VILLAS CONDOMINIUM ASSOCIATION, INC.; STATE OF FLORIDA DEPARTMENT OF REVENUE: UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; UNKNOWN TENANT IN POSSESSION I; UNKNOWN TENANT IN POSSESSION 2; ALL UNKNOWN HEIRS, CREDITORS, DEVICES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTERST BY, THROUGH, UNDER OR AGAINST MICHAEL D CASEY A/K/A MICHAEL DUANE CASEY A/K/A MICHAEL W CASEY A/K/A MICHAEL D DCASEY A/K/A MIKE D CASEY A/K/A MIKE V CASEY, DECEASED. You are required to serve a copy of your written defenses, if any, to the action on Michelle DeLeon, Esq., Plaintiff's attorney whose address is 300 S. Orange Ave., Ste. 1000, Orlando, FL 32801, on or before 12/22/2025, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service, otherwise, a default will be entered</p>

against you for the relief demanded in the complaint or petition.

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

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

DATED: NOV 14 2025

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

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