

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 27, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830 Time: 09:30 AM

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

0078 - Pereira, Destiny; 0105 - Boatright, Bradin; 0153 - Edouard, Jeffte; 0206 - Baker, Antonio; 0248 - Smith, Hewitt; 0266 - Lobo, Tania; 0281 - Early, Erika; 0309 - Larsh, Dustin; 0316 - Allister, Monice; 0331 - Acevedo, Mark; 0333 - Eagle, Violet; 1028 - Taylor, David; 1053 - Beemer, Natalie; 1067 - Hercule, Wilson; 2001 - Jenkins, Ebony; 2023 - Nicolaus, Keneasha; 2027 - Jenkins, Ebony; 2036 - Clinton, Jeffrey; 3001 - Brandon, Carl; 3032 - Brown, Kelvin; 3046 - Brown, Michael; 3052 - Hillary, Erica; 3065 - peacock, deona; 3067 - Trent, Darren; 3072 - Curry, Matthew; 3086 - Passman, Robert; 4017 - bishop, ryan; 4028 - Boston, Celese; 4040 - Aloyo, Kevin; 4041 - Love, Samuel; 9058 - Baraybar, Myriam

PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 09:30 AM

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

0006 - Wagner, Paul Jon; 0065 - Bennett, Anthony; 0126 - Scott, Brea; 0139 - Cheaves, Breon; 0168 - Amidon, Francis; 0185 - Rumph, Shawnta; 0193 - Bateman, Tracy; 1092 - Randall, Lakenyah; 2043 - Toms, Katelyn; 2095 - Miller, Nadia; 2237 - Dunbar, Shavonna; 3063 - Galloway, William; 4045 - Rojas, Bonnie; 4067 - Pedro, Carmen; 4079 - Correia, Kyla; 4115 - Clermont, Jalissa; 4124 - Hendricks, Shanna; 4135 - Booth, Summer; 4146 - brown, Courtney; 4175 - Williams, Shacarl; 4186 - Harris, Gwindolyn; 4236 - Rigby, Brooke

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949 Time: 09:45 AM

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

0117 - Jones, Greg; 0121 - Jones, Diane; 0231 - Flores, Jocelyn; 0405406 - Murdock, Brittany; 0410 - Blass, Michelle; 0618 - Roberts, Jeremy; 0716 - Potts, Julitha; 1022 - Benga, Karina; 1089 - James, Joseph; 2063 - Masa, Andrew; 2111 - Staples, Kaley

PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867 Time: 10:15 AM

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

01015 - Green, Ninkia; 01025 - carnegie, Reginald; 01041 - McGivery, Horesia; 01082 - Thompson, Tonyata; 01098 - Green, Ninkia; 01125 - Jones, Schinnee; 02008 - Martinez, Nykolle; 02019 - Daye, Nate; 02031 - Shears, Jordan; 02077 - Pitts, Zeldia; 02100 - Cotten, Yazmine; 02102 - Mattis, Damian; 02118 - Thompson, Tonyata; 02122 - Hudson, Dave; 02124 - CHURCHWELL, FRANK; 02128 - Thompson, Tonyata; 02199 - Gilbert, Tiffany; 03032 - Mapp, Daryl; 03040 - mack, Stephen; 03188 - Soto, Caitlyn; 03196 - thomas, Latoya; 03198 - Mills, Elroy; 03287 - Gonzalez, Josue; 03293 - Bogucki, Autumn; 03296 - MCRAE, WADE; 03300 - Wilson, Edward; 05016 - Green, Ninkia; 07017 - GRUSOVNIK, JACK; 07018 - Campbell, Brittany; 08017 - Williams, Tracey; 08019 - Armour, Sharae; 09016 - Johnson, Ralston

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752 Time: 10:30 AM

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

0106 - Rao, Adarjen; 0107 - III, Lucius Gibson; 0201 - Amroush, Walid; 0202 - Lewis, Bernadette D; 0208 - Payne, Jevarr; 0222 - III, Lucius Gibson; 0237 - Jackson, Danielle; 0434 - AIC STRATEGIES Rao, Adarjen; 1015 - Nicholas, Shalette; 1025 - Harrell, Anthony; 2028 - III, Lucius Gibson; 3056 - Burrows, Alicia; 3074 - Brown, Taphonda; 3133 - EASTON PARK HOA Akins, Kenneth; 3136 - clark, Vivian; 3148 - Hopp, Jordan; 3169 - III, Lucius Gibson; 3213 - harris, Shakia; 3232 - Marshall, Gary; 3234 - Rodriguez, Linda

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:45 AM

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

0411 - Caldwell, Dnyah; 0419 - cummings, Jamal; 0427 - Mckibbin, Dwan; 0429 - Scott, Edward; 0468 - Belleville, Jordan; 0469 - Fowler, David; 0475 - Watkins, Crystal; 0482 - Ross, DeAndrea Nadia; 0485 - Sannon, Fabiola; 0608 - Norris, Brett; 0660 - Lawson, James; 0836 - Guertin, Todd; 0844 - Lozon, David; 0849 - Yacin, Charlene; 2087 - Souffrant, Regine; 2106 - Moore, Elrica

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 11:00 AM

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

A17CC - johnson, Makia; A24 - Jennings, Thomas; B16CC - gordon, Jamie; C04 - Welsh, Margaret; C17 - Douglas, Maloni; C28 - Menchaca, Miren; C44 - Joseph, Martin; C46 - Torres Manzano, Yilda; D11CC - Brasch, Jonathan; E35CC - York, Natasha; G17 - Sanchez, Jacob; G27 - King, Austin; G30 - Diaz, Aldayr; G37 - Lawton, Monique; H10 - Klahn, Skyler; K24 - Williams, Quanishia; L17CC - Pittman, Christina; L23CC - Milton, Angela

PUBLIC STORAGE # 78058, 9419 Moccasin Wallow Rd, Parrish, FL 34219, (941) 340-3737 Time: 11:00 AM

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

K105 - Dirden, Jayla

PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277 Time: 11:15 AM

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

1099 - porter, Kelvin; 1113 - dean, Jevonta; 1120 - Dawkins, Travonta; 1130 - Funk, Bryan; 1136 - Bowers, Darryl; 1137 - Roullhae, Claudia; 1168 - Hawkins, Lass; 1181 - Lytle, April D; 2007 - Woodard, Maya; 2038 - Davis, Terence; 2056 - Rojas, Shimika Deal; 2065 - Hoes, Angie; 2070 - FennellWilliams, Ozetha; 2073 - Watson, Ieisha; 2083 - Green, Angela; 2100 - Tenorio, Nathaniel; 2101 - Rivers, Andrew; 2117 - Rojas, Shimika Deal; 2125 - Dupree, Mackenzie; 3021 - Bailey, Dorothy; 3029 - Reyes, Ada; 3048 - Bell, Tyra; 3070 - Rojas, Shimika Deal; 3078 - Nusratov, Vagif; 3113 - Lindsey, Anthony; 3122 - Julian, Tamika; 3152 - PERSLEY, ANGELA; 3156 - Warren, Clarence; 3157 - Miller, Emma; 3190 - Parker, Stephen

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 11:30 AM

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

1062 - Hendricks, Jenifer; 1502 - prince, carenthia; 2124 - Fajardo, Jessica; 2341 - Daniels, Jelani; 2510 - peterson, Vanessa; 3359 - Ford, John

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479 Time: 11:45 AM

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

A054 - Johnson, Noah; B028 - Sherman, Tamara; B050 - Boone, Yvonne; B085 - Perez, Arline; B088 - Alvarado, Esteban; C015 - Covington, Katrina; C034 - Cacador, Sabrina D; C047 - Gonzalez - Yague, Milagros; C073 - Lopez, Daisy; C104 - Denmark, Sue; C117 - ingratta, James D; D018 - Holvino, Kassandra; D019 - ESQUILIN, WILFREDO; D043 - Pate, Nitisha T; D101 - Anderson, Rashad; D115 - Teasley, Jay; D130 - Luciano, Genesis; E045 - Edwards, Chaz; I027 - Paratore, Lisa; I059 - Legrand, Dieuvret; I082 - Oden, Keyanna; J017 - Byrd, Pippi; J026 - williams, mike; J048 - Oliver, Allen; J055 - McCrary, Cashmier; J077 - Taylor, Jamal; J089 - hall, Takierra; J104 - Dinkins, Christina; J105 - Byrd, Pippi; K009 - Ayes, Ibtisam; K010 - Rattray, Pernel; K012 - McLaughlin, Jamie; K020 - Villanueva, Carlos; K085 - Farese, Brittney; L049 - McCloud, Kieanna; L200 - altidor, Cecilia

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721 Time: 12:00 PM

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

0024 - Thomas, Shaniah; 0048 - Colon, Jessica; 0086 - Williams, Alicia; 0092 - Galoway, Joanne; 0158 - MBM Global Media Network Bennett, Ralph; 0166 - Bregman, Brittany Katherine; 0231 - Garbarino, Emily; 0245 - Rodriguez Tapia, Felipe; 0270 - Sanes, Ileana; 0278 - Dixon, Derick; 0313 - Teape, Semetra; 0371 - Christopher, Latesha; 0378 - Gentile, Joe; 0380 - Cohen, Diana; 0386 - Martinez, Marilyn; 0389 - Hatchett, Karl; 0411 - Palmore, Melinda; 0440 - Michel, Anthony; 0445 - Murphy, Carlous; 0453 - Atherton, Amanda; 0466 - Crump, Brenda; 0479 - gaskins, Van; 0481 - Young, April; 0514 - Moore, Charles; 0522 - Parker, Karen; 0523 - Welch II, Stuart Scott; 0569 - Scott, Derrick; 0603 - Copeland, Matthew; 0669 - Munson, Debra; 0701 - Francois, Teresa; 0720 - Berry, Deandre; 0731 - Venditti, elena; 0835 - Lewis, Cynthia; 0857E - Green, Kevin; 0861B - Thomas, Stanton Dante; 0861F - Joyner, Tequanna; 0863J - Green, Willie; 0869 - Garbarino, Emily; 0885 - Cargile, Jeffery; 0911 - Garbarino, Emily; 0915 - Verdejo, Heriberto; 0922 - OGar, Lea; 1005 - Dollar, William; 1011 - Evans, Michelle

PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897 Time: 12:15 PM

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

1020 - Tavaliccio, Daniel; 1049 - Dabbs, Tracy; 1059 - Russell, Joshua; 1062 - Drew, Isha; 1080 - Jackson, Samantha; 110 - Klersy, Angela; 1107 - Dabbs, Bryce; 1109 - Scotto, John; 1116 - stallard, mark; 1121 - Pruitt, Kaitlyn; 1159 - Christopher, Michael; 1196 - Powell, Christopher Dupree; 122 - Smith, Fedrerica latavia; 1225 - Knotts, Kristin; 1273 - Garcia, Bernard; 132 - Pedroso, Stephanie; 133 - Schneider, Samantha; 1344 - Tulloch, Dynesta; 1382 - Salado, Branum; 1438 - serrano, Madeline; 1470 - Miranda, Asia; 1492 - wells, Leehai; 1495 - Phillips, Samuel; 150 - Williams, Carol; 1512 - Oliver, Jennifer; 153 - Turner, Jessica; 164 - Salisbury, Chariana; 2005 - Ward, Kool; 259 - McMillan, Justin; 274 - Rodriguez, Francisco M; 313 - Francis, Shirlana; 314 - Pedroso, Stephanie; 35 - gulleedge, John; 411 - Rivera, Cecylia; 459 - Johnson, Kanika; 471 - Willey, Nic; 620 - Ott, Edward; 639 - Rumph, Katherine; 712 - Clements, Joshua; 746 - Salter, Tonisa; 847 - Maldonado, Jr; 911 - Sullivan, Monique; 922 - Fox, Peggy; 925 - Brooks, Kevin; 940 - Webb, Bejay; 950 - Montoth, Jesse; 958 - Weber, Mindy D; 959 - Strong, Carrie; 981 - Ott, Edward

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 12:30 PM

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

A008 - Maxwell, Omari; A058 - Stuart, Philander; A062 - Smith, Kyle; A067 - Maxwell, Hermeana; A075 - Helmes, Richard; A083 - Howard, Gracie; B002 - Licard Ramos, Luis; B042 - Gary, Timothy; B043 - Smith, Chanel; C033 - Blakely, Tatyana; C066 - green, Angel; C067 - Doback, Mark; C072 - Server, Tiffany; C078 - Rodriguez, Mario; C079 - roviguez, Mariano; C117 - Ward, Semaris; C127 - Hale, William; D025 - Houston, Shaunquez Sharelle; D026 - Steele, Steven; D032 - Allen, Anthony; D039 - Hernandez, Jose; D044 - Gatling, Troy; D078 - Rafferdy, Michele; E036 - Love-Davis, Kanecia; F014 - Rivera, Tania; F027 - Duche, Lori; F032 - Vallance, Jordan; G020 - Cruz, Johnny De La; G028 - Sexton, Catherine; G036 - Mendez, Elida; G042 - Carnegie, John; G047 - Hunt, Christopher; H045 - bain, Craineshia; J040 - Jackson, Tarrance; J055 - Webster, Lakesha; J008 - calhoun, earnest; K015 - Barnes, Benisia; K016 - Krasniewski, Jessica; K022 - Aguilar, Irma

PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132 Time: 12:45 PM

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

A018 - heflin, Amber; A026 - Ambrose, Zuri; A029 - Bailey, Sherlese; A035 - Jones, Gloria; A038 - Lewis, Reggie; B004 - hagin, sonia; B011 - Speed, Terrance; B038 - Jones, Mattie; B039 - Williams, Nicole; B041 - Mitchell, Lenika; B043 - Mcmillan, Walter; C002 - Monroe, Tameka; C003 - boderick, markesia; C009 - Miller, Cassandra; C018 - Morrell, Melne; C024 - hunter, Willie; C027 - Gomez, Edward; C028 - Thurston, Roshanda; C031 - Anis, Ferlando; D016 - Murphy, Florence; E010 - Brown, Antonis; E020 - Butler, Janelle Janay; E023 - Joseph, Suzanne; E031 - carter, Doris; E043 - Downs, Teresa; E044 - wilson, Aaliah; E050 - Johnson, demetrius; E073 - Knight, Ashley; E083 - colbert, Qalendria; E102 - Hargrett, Devin; E112 - Quijano, Ivelisse; E126 - singletary, teresa; E134 - Thomas, Shamiaka; E148 - STUART, DEMETRIUS; E151 - house, Teawanna; E172 - boston, Shannon; E174 - Nelson, reinaldo; E181 - Wilson, Javion; E189 - Calloway, Quasha; E196 - Carter, Crystal; E199 - Roseboro, Shaniyah; F016 - Latson, Jonya; F030 - Bissanthe, Renan; F046 - martin, everett; F065 - Cruz, Amanda; F067 - Chesser, Christopher; G001 - eady, Taylor; G008 - adisme, Nadia; G018 - Harris, Venetha; G029 - Williams, Alvin; G032 - Pomales, Chasity; G039 - Stewart, Dontae; G054 - Louis, Arnold; G059 - Kelly, James key; G061 - jean, Evenx; H006 - kelly, Jasmine; H027 - Gonzalez, Yahaira; H030 - Norwood, Lionel; H051 - Mills, Charles; H054 - porter, Rushawn; H059 - Deramus, Jemese; H061 - Torres, Tatiana; H063 - sanders, Amanda; H064 - ELLISON Jr., Samuel; H067 - Smith, Kasantian; J002 - Nelson, Ken D; J004 - Wright, Patricia; J007 - Mitchell, Kortney; J008 - Turner, Devonte; J011 - Samuel, Lisa; J016 - Loomis, Erin; J021 - Mitchell, Gina; J062 - Prince, Aqueeba

PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339 Time: 01:00 PM

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

I017 - JeanBaptiste, Esther; I079 - Hargraves, Dwjuan; O234 - Norton, Jared; O299 - Nada, Charmaine; O322 - StateCollege of Florida Foundation Inc, Robyn Bell ; O327 - herranz, Steve; I156 - Fields, Desiree; 2039 - Corbert, Denesia; 2047 - Slitzker, Lisa; 2078 - Wright , Jokiera ; 2109 - Tkach, Martin; 2178 - Navarrete, Reveca; 2187 - Crawford, Ashley; 2189 - Djakov, Nick; 3007 - Mabry, Keavon; 3043 - Gibson, Shacara; 3070 - Smith, James; 3073 - Brewer, Shedrea; 3167 - Wamsley, Donald

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 12, 19, 2025 25-03740H

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED AMENITY RENTAL RATES OF THE BELMONT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Revised Amenity Rental Rates (the "Proposed Rule"). The Proposed Rule number is 2026-01. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer Hillsborough County Edition on December 5, 2025.

A public hearing will be conducted by the Board of Supervisors (the "Board") of the Belmont Community Development District (the "District") on **January 21, 2026, at 10:00 a.m. at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, Florida 33598** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The purpose and effect of the revised Amenity Rental Rates is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The proposed Amenity Rental Rates are as follows:

<i>Rental of Turf Field and Tennis Courts - rates for Patrons and Non-Resident Members</i>		
Item	Current Rate	Proposed Rate
Turf Field	\$0	\$200-400
Tennis Courts	\$0	\$100-200/hour
<i>Rental of Turf Field and Tennis Courts - rates for Non-Residents</i>		
Item	Current Rate	Proposed Rate
Turf Field	\$0	\$400-800
Tennis Courts	\$0	\$100-200/hour

* All rates herein may be increased by a maximum of ten (10%) percent per year without the further need for a ratemaking hearing.

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 120.54, 120.69, 120.81, 190.035 and 190.041, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.54(1)(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone (813) 344-4844, jgreenwood@gms-tampa.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Jason Greenwood, District Manager
Belmont Community Development District
December 12, 2025 25-03773H

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

The Highlands Community Development District ("District") hereby gives notice of its intention to implement revised General Rules of Procedure ("Rules") pursuant to Sections 190.011 and 190.035, Florida Statutes (2025), as amended. The purpose and effect of the amendments are to update the Rules to address revisions necessary for the efficient operation of the District. Specific legal authority for any rate amendments includes Sections 120.54, 190.011 and 190.035, Florida Statutes (2025), as amended and applicable.

A public hearing will be conducted by the District on Wednesday, January 21, 2026, during a regular meeting of the District Board of Supervisors beginning at 6:00 PM. All meetings (and the public hearing) will occur at 11102 Ayersworth Glen Blvd, Wimauma, FL 33598.

Any person desiring a copy of the preliminary draft of the amendments may promptly obtain a copy, without cost, by contacting the District Manager, Kristee Cole, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL, 33607 Telephone: 813-382-7355.

The public hearing may be continued to a date, time, and place approved by the District Board of Supervisors on the record without additional publication of notice.

Kristee Cole, District Manager
December 12, 2025 25-03742H

FIRST INSERTION

NOTICE OF PUBLICATION IN THE CHANCERY COURT OF TENNESSEE FOR THE 25th JUDICIAL DISTRICT AT COVINGTON

Docket No. 39646
PEGGY OMA EDWARDS,
Plaintiff
versus
JOHNNY LYNN EDWARDS,
Defendant.

In this cause, it appearing from the Order Granting Service by Publication, that the whereabouts and residence of Defendant Johnny Lynn Edwards is unknown and cannot be ascertained upon diligent inquiry, it was ordered that publication be made for four successive weeks in Business Observer, a newspaper in Hillsborough County, FL, to notify Defendant, Johnny Lynn Edwards, to file an answer with this court and send a copy to Plaintiff's attorney, Hayden L. Echols, whose address is 1407 Union Avenue, Suite 1100, Memphis, TN 38104, within THIRTY (30) DAYS from the last date of publication, exclusive of the last date of publication, or a judgment by default may be entered against Defendant. Failure to appear may result in a judgment by default to be taken against you for the relief demanded in the Complaint.
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-03774H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Benchamin Benny / CIK LLC will engage in business under the fictitious name URBAN DELIGHT, with a physical address 2605 BRUCKEN RD VALRICO, FL 33596, with a mailing address 2605 BRUCKEN RD VALRICO, FL 33596, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
December 12, 2025 25-03748H

FIRST INSERTION

NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 01/05/206 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

NAME: AG GOLD AUTO SALES LLC 2T3K1RFV2RW325352 2024 TOYT 15201.55 TEL:813-697-1791 MV#: MV115085 LOCATION: 110 W SENECA AVE STE 92, TAMPA, FL 33612/
NAME: AUTOMOTIVE LL87 LLC 3C6RR7KT5HG747329 2017 RAM 10749.03 TEL: 813-697-1791 MV#: MV115698 LOCATION: 5510 N HIMES AVE, TAMPA, FL 33614/
December 12, 2025 25-03764H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Richard R. Johns / JOHNS FRANCHISE HOLDINGS BENEFIT CORPORATION will engage in business under the fictitious name JOHNS RAPID RESPONSE SERVICES, with a physical address 400 N TAMPA ST STE 1550 #486133 TAMPA, FL 33602, with a mailing address 44620 Painted Desert ST Lancaster, CA 93536, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
December 12, 2025 25-03778H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 29, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

Time: 09:30 AM

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

1016 - Taylor, Deric; 1023 - Mixon, Linwood; 1059 - Hart, Tammy; 6006 - Sanders, Elizabeth; 6008 - Hudson, Kyle; 6041 - Palmer, Daniel; 6098 - Shaw, London; 7017 - Lopez, Sheila; 7061 - Hall, Shakeera; 7076 - Mason, Tkeria; 8064 - AD, Scott; 8108 - Obrien, Jessica

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

Time: 09:45 AM

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

0103 - Arias, Nobel boza; 0302 - Bhatti, Ravji; 0501 - rojas, Gabriel; 0511 - Hernandez, Evelio; 0711 - Ramos, Juan; 0821 - Pereira, Karoline Correa; 0826 - Haynes, Shamika; 1112 - Ortiz, Eric; 1154 - Mitchell, Kwayson; 1239 - Ashmore, Brandi; 1243 - jerez infante, aliaska; 1244 - Mendez, Armando; 1422 - Apolinario, Deivy; 1423 - Uribe, Marie; 1428 - Bell, Sharyl; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1446 - Kerr, Allison; 1451 - BERIGUETTE, WANDA I; 1480 - Perez, Yakelyn; 1501 - Ikharo, Emma; 1538 - Ospina, Catalina; 1568 - Caceres, Daniel; 1623 - Harlow, Kelsie; 1624 - Martinez, Arleen; 1701 - Kraft, Kimberly; 1711 - Cajiao Gonzales, Andres Felipe; 9019 - Henderson, Antwan

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

Time: 10:00 AM

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

B081 - De Armond, Katherine; B100 - Valavender, Kaitlin; B118 - Wilder, Teresa; C007 - sheffield, allynson; C019 - Thompson, Kyree; C034 - Meronek, Maureen; E067 - Tubbs, Javonte; F043 - Jimenez, Jullius; F061 - Van Buren IV, Joseph; F081 - Soto, Tamika; F090 - Jr, Luis Pagan; G016 - porcher, Mya; G017 - Linn, Ian; G020 - Shartz, Ken; G047 - Marianni, Toni; G063 - girardo, Maria; G065 - Flores, Fabian; G077 - Melendez, Nadeen; G084 - Tirado, Richard; G095 - Jimenez, Angel; G100 - Aviles, Bluetie; G102 - Ayesh, Ibtisam; H015 - Menendez, Aurelio; H029 - Guerra, Yesenia; H057 - Lewis, Jay; H064 - Jimenez, Melissa; H075 - Jimenez, Abraham; J028 - ALCIN, EMMANUELLA; J054 - Krikland, Shumika; J075 - Penalver, Oscar; K029 - Cruz, Eli

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

Time: 10:15 AM

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

1057 - Duncan, Shannon; 1073 - Green, Tawana Boone; 1094 - Love, MDaehza; 1208 - Bonilla, Yuliana; 1227 - Paulino, Rafael; 1231 - Paulino, Rafael; 1247 - Paulino, Rafael; 1301 - Perez, Alexander; 1343 - Hall, Iyana; 1407 - Lucena, Grace; 2035 - Lowrance, Jasmine; 2044 - Paulino, Rafael; 2047 - Parish, Susan; 2065 - Pitchford, Ashley; 2103 - Maddox, CW Wes; 2276 - Hlascnik, Valerie; 2280 - Rodriguez, Carlos; 2289 - Williams, Lamont; 2338 - Durr, Gregory; 2341 - Barker, Treasure; 2361 - BUFF, STEPHEN; 2384 - Barrett, Rojshawn; 2421 - Ohair, Pica; 3001 - Perez, William; 3018 - Gomez, Rita; 3059 - Gordon, Tammy; 3067 - Rice, Davonte; 3070 - Lawrence, jalynn; 3089 - Simmons, Myrtis; 3124 - Sonnee, Diane Lynn; 3163 - Davis, De Azia; 3171 - velez, Milagros; 3298 - Wasmund, Michael; 3364 - Sanchez, Fernando; 3392 - Lersundy, Carlos; B151 - Johnson, Ray; C046 - Lopez Pino, Gilberto; D104 - Rodriguez, Angel M; E022 - Jackson, Sandra; E047 - Borges, Vilma; E078 - Edwards, Shannon; F115 - Duncan, Monica; F117 - Mullings, Alexander; F131 - Abreu, Juanita; F134 - Porter, Ericka

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

Time: 10:30 AM

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

A024 - Stroud, Rudolph; A058 - Tonge, Veron; A060 - Tonge, Veron; A070 - Macauley, Destinee; B034 - Mungin, Romesha; B052 - campbell, Eric; B053 - Kelly, Mary; B075 - Jospher, Ronald; C023 - Alvarez, Jonathan II; C025 - HILLS, BEVERLY; C047 - Borges, Christian; C060 - Faulk, Tamika C; C068 - ROLDAN, KATHIE; C069 - Lemaire, Bryana; C120 - Wash, Deante; C140 - Dupree, Kenneth; D014 - perryman, edward; D029 - Rowell, Demerick; D064F - Hayes, Michael; D065E - Bruce, Dominic; D072 - Buzek, Brandi; D109 - Boros, Aiden Yi; D121 - bystricky, Stefanie; D123 - Cunnings, Dominique; E015 - Smith, Lenora; E054 - Marin, Daniel; E056 - Warren, Charkia; E065 - Veras, Madeline; E075 - owens, friderick; E081 - Holden, Mahogany; P005 - hassevoort, Kevin

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

Time: 10:45 AM

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

1034 - Vieira, David; 1044 - Coontz, Ashley; 1050 - Martinez, Wilmer; 1085 - Wheeler, Jason; A001 - Denis, Kareem; C016 - Reyes, Maria Luisa; C026 - Colon, Elizabeth; C052 - Martinez-Diaz, Patricia; C056 - Douglas, Laron; D039 - strickland, Bill; D043 - Ruiz, Yamel; D055 - pottier, Leah; D079 - strickland, Bill; F004 - Corley, Louis; F005 - Isla, Maria; F039 - Carr, Lisa

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

Time: 11:00 AM

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

B013 - Obringer, Anya; B077 - Eichinger, Christy; B096 - Coffee, Kaleb; C018 - negron, Aileen; D022 - London, Cadarrius; D032 - Greene, Andrew; E020 - Baron, Jean; E060 - Gibson, Mason Anthony Stafford; E075 - Hodge, Corey; E135 - fuenates, abel; F008 - Davis, John; G004 - melghem, mike; G060 - Rodriguez, Pedro; G067 - BROXTON, HERMAN

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

Time: 11:15 AM

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

A019 - Chestaro, Ingrid; A027 - Collins, Reginald; A038 - Francis, Javid; A039 - Cruz, Andres; A057 - Nadeem, Sayyed; B048 - DeJesus, Daniela; B071 - Ortiz, Ada; C002 - zatarain, Jon; E008 - Campos, Jesenia; F011 - Dixon, Makisha; F019 - Jones, Darrell; G005 - Sepulveda, Edwin; G034 - wright, lajoi; G051 - Daniels, Damar; G059 - Holcomb, Jasmine; H033 - Hall, Cheyenne; H061 - Brown, Lamarvin; H070 - Sturdivant, Tanya; I021 - Bradley, Tonisha; I063 - Huertas, Adrian; J006 - Williams, Amara; J010 - Caceres, Sandra; J027 - Vazquez, Julian; J046 - Butler, Britney; J054 - Lively, Favien; J058 - Britten, Markesha; J064 - Keaton, Kenya; K011 - Desulme, Antoine; P003 - Avila, Gabriella; P004 - Avila, Gabriella; P044 - Riqueno, Jose

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

Time: 11:30 AM

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

O212 - Edwards, Roshell; O216 - Herndon, Noah; O217 - Dukes, Senesha; O246 - Escoriaza, George; O251 - Martinez, Anibal; O255 - Hunt, Lakeshia; O265 - Bailey, Moneca D; O302 - adisme, Nadia; O340 - Norton, Andy; O355 - davis, Daneille; O369 - Roe, Selenia; O401 - stephens, Tiffany; O406 - Livingston, Aaliyah; O417 - Moore, Christy; O426 - Fullwood, Timothy; O453 - Boutwell, Natalie; O516 - Burney, Amanda; O519 - Brown, Robert; O521 - Scott, Omar; O527 - branch, khalique; O529 - Thomas, Sherrie; O546 - Athey, Ortheline; O548 - James, Trekel; 1015 - Garner, Robert; 1023 - Marquez, Eduardo; 1025 - Burney, Amanda; 1047 - Campos, Aisha; 1066 - JAY'S LAWN SERVICES LLC MANNING, JARRETT; 1082 - FLETCHER, ALICIA; 1144 - Brock, Jeremy; 1146 - Cruz, Sashiah; 1153 - stancil, Diane; 1188 - Walker, Xavier; 1216 - jones, Freddie; 1218 - Lewis, Quanesha; 1227 - Haynes, Shearon; 1241 - Baldwin, Teresa; 1242 - cain, Delvonte; 1261 - Smith, Nola; 1294 - Warren, Donovan; 1311 - Jackson, Dakita; 1351 - Pratts, Marelyn; 1388 - Britt, Agretta; 1417 - Davis, Deandre; 1419 - Hammond, Alantra; 1421 - Davis, Whitely; 1422 - brogle, Kyla; 1424 - Cobb, Shamika; 1430 - Wright, Jaron; 1443 - Edwards, Edqueisha; 1461 - Gonzalez, Tinnia; 1477 - norton, tumeka; 1491 - jackson, Eyria; 1500 - Kegler, Cheryl; 1519 - Taylor, Cherie; 1523 - Howard, Teranisha; 1546 - Knight, Tamara; RV007 - Desir, Luxcon; RV017 - durga, aravind; RV018 - MITCHELLANDERSON, SHERISSEE

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

Time: 11:45 AM

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

O149 - Carr, Mark; O176 - Hopton, Dimetrios; O244 - Santiago, Jose Francisco; O308 - Arch, Samantha; O318 - Ashley Satterfield; O404 - Hilsaca, Marcela; O419 - Dillard, Sean; O427 - Jackson, Kee; O504 - Walton, Brandon; O635 - Linares, Felix Fuentes; O708A - Arozarena, Adonis; O713D - JESTER, COURTNEY; O822 - REYES, ATAVEYRA; 1064 - Arroyo, Ginina; 1101 - Roman, Edwin; 1109 - JSM Contracting LLC Moore, John

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

Time: 12:00 PM

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

A0111 - Gonzalez, Lazaro; A0222 - perez, myrta; A0238 - Dorsey, Jaene; A0251 - Daniels, Shandrieka; A0279 - Ko Family Rawlins, Sorena; A0289 - cotera, Alyssa; A0351 - Bridget, Gillespie; A0420 - Espinosa Vidal, Yiselle; A0478 - peoples, Jermya; A0486 - Panicia, Melissa; A0498 - Arnold, Donald; A0502 - Deck, Kendra; A0531 - Hawkins, Rebecca; A0552 - Concepcion, Melissa; B0136 - E trade investment alliance asmar, Katherine; C0611 - Lopez, Natalie; C0624 - Hayes, Josephine A; C0641 - McGill, Kevin; C0649 - Cooper, Paulette; C0665 - Robinson, Talisha; C0666 - canty, Shena; C0668 - Melendez Jr, Michael; C0676 - Allen, Kathaddaus; C0723 - McKeefrey, Brian; C0758 - Conover, William; C0785 - Ritchie, Konica

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

Time: 12:15 PM

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

1121 - Abati, A'Dena; 1177 - SUAREZ, MARISOL; 1328 - Wallace, ChiQuetta; 1408 - Hernandez-valdez, Jasmin; 1410 - Smith, Bree; 1517 - Miranda, Brendaliz; 2009 - Do Nascimento, Paulo; 2095 - Maita, Salvador; 2129 - Ford, Barbara; 2137 - Fausto Manuel, Arias; 2229 - Navarro Pupo, Yuneisis; 3030 - Chastain, William; 4100 - Thompson, Joseph; 4414 - Francia, Jdyn; 5005 - Morales, Daniel; 5114 - Miranda, Nelson; 5207 - Rodriguez, Blanca; 5409 - Mervil, Vilner; 5513 - Santiago, Raquel

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

Time: 12:30 PM

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

1004 - gardner, aysha; 1034 - Quirk, Kristopher; 1046 - Hakala, Sheryl; 2162 - Sussman, Terri; 3029 - sharew, rahel; 3089 - Haynes, Rayonna; 4021 - Culbert, Ryan; 4035 - Tampa Ragdolls Conaway, Stacy; 4112 - JaMarr, Cory; 4133 - Cooper, Diamond A; 5001 - Powe, Kishonna; 5141 - Austin, Randall; 5211 - Isom, Sherron

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

Time: 12:45 PM

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

1110 - Murphy, Michele; 1114 - Figueroa, Diana; 1165 - RILEY, JOHN; 1235 - Grajales, Geraldo; 1239 - Johnson, Tanisha; 1271 - Zamora, Malvelis; 2072 - Oneill, John; 2137 - Jackson, Abraham; 2156 - Kerr, Cassandra; 2170 - Spears, Toleah; 2192 - Thomas, Christopher; 2290 - Munez, Jorge Vidal; 2359 - Wardlaw, Janay; 2376 - Burrows, Corey; B011 - Bloomer, Chanti

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 12, 2025

25-03741H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA,
PROBATE DIVISION
File No. 25-CP-002312
IN RE: ESTATE OF:
THOMAS BLAIR,
Deceased.

The Administration of the Estate of THOMAS BLAIR, deceased, whose date of death was June 24, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL 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 12, 2025.

/s/ Gary Blair
Gary Blair, Personal Representative
c/o DHW Law, P.A.
24714 State Road 54
Lutz, FL 33559

/s/ Gwen E. Walkowiak
Gwen E. Walkowiak, Esquire
Attorney for Petitioner/Personal Representative
gwenw@dhwpalaw.com
Florida Bar No. 573191
DHW LAW, P.A.
24714 State Road 54
Lutz, Florida 33559
(813) 962.3176 Telephone
(813) 962.3872 Facsimile
December 12, 2025 25-03791H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 25-CP-003880
IN RE: ESTATE OF
ALTON WILSON,
DECEASED.

The administration of the Estate of Alton Wilson, deceased, whose date of death was 10/22/2024, Case Number 25-CP-003880, 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 12 day of December 2025.

Personal Representative:
Harlea Ostrander,
7902 Kaitlin Circle
Lakeland FL 33810
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)
rachaeh@elizabethdevolder.com
casemanager@elizabethdevolder.com
December 12, 2025 25-03788H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NUMBER: 25-CP-004073
IN RE: THE ESTATE OF
ERNEST JOHN MARTINI
Deceased.

The administration of The Estate of ERNEST JOHN MARTINI, whose date of death was November 11, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative is:
MELINDA K MARTINI
12577 NW Maplecrest Way
Banks, OR 97106

/s/ Rolando Santiago
Attorney for Personal Representative
Rolando J. Santiago, Esq.
RJS Law Group
306 N US Hwy 41
Ruskin, FL 33570
Tel: 813-641-0010
Fla. Bar No.: 557471
December 12, 19, 2025 25-03751H

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 4197
IN RE: ESTATE OF
BENNIE DARRYL MCFARLAND
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Bennie Darryl McFarland, deceased, File Number 2025 CP 4197, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is POB 1110, Tampa, FL 33601; that the decedent's date of death was September 15, 2025; that the total value of the estate is \$53,395.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Sherry James McFarland	1027 Sycamore Dr. SE Washington, DC 20032
Brandon McFarland	3626 Cat Mint St. Tampa, FL 33619

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is December 12, 2025.

Person Giving Notice:
Sherry James McFarland
1027 Sycamore Dr. SE Washington, DC 20032
Attorney for Person Giving Notice
Patrick L. Smith, Attorney
Florida Bar Number: 27044
179 N US Hwy 27, Suite F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail:
patrick@attorneypatricksmith.com
Secondary E-Mail:
becky@attorneypatricksmith.com
December 12, 19, 2025 25-03792H

FIRST INSERTION

Notice of Intent to Register Fictitious Name

Notice is hereby given that Bentley Legacy Ventures, LLC, desiring to engage in business under the fictitious name of Ready-Set-Stay RV Rentals by BLV located at 7901 4th Street N, STE 300, St. Petersburg, Florida, 33702 intends to register the said name in Pinellas county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

December 12, 2025 25-03754H

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 Sinister Sisters Dark Decor located at 743 W. Lumsden Rd in the City of Brandon, Hillsborough, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of December, 2025
LAMM Ventures, LLC
December 12, 2025 25-03789H

FIRST INSERTION

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

NOTICE IS HER

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003937
IN RE: ESTATE OF
Michael Eugene Nelson
Deceased.

The administration of the estate of Michael Eugene Nelson, deceased, whose date of death was October 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 12, 2025.

Personal Representative:
Joseph MacDougall
4101 Alafia Boulevard
Brandon, Florida 33603

Attorney for Personal Representative:
Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892
ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004
Telephone: (352) 567-5636
E-Mail: eserve@alfonsohersch.com
Secondary: jerrod@alfonsohersch.com
December 12, 19, 2025 25-03750H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000388
Division B
IN RE: ESTATE OF
BURNELL MCQUEEN COLEMAN,
Deceased.

The administration of the estate of BURNELL MCQUEEN COLEMAN, deceased, whose date of death was June 19, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court 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.

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 732.221.

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 12, 2025.

OTTO KLOSTERMAN
Personal Representative
7807 Tuscan View Ct.
Tampa, FL 33647

Christine Alexis Gay
Attorney for Personal Representative
Florida Bar No. 0149209
Christine Alexis Gay, P.A.
747 S. Ridgewood Ave., Suite 101
Daytona Beach, FL 32114
Telephone: (386) 492-5935
Email: cgaylaw@aol.com
December 12, 19, 2025 25-03752H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003940
IN RE: ESTATE OF
MICHAEL ERVIN CONNELL,
Deceased.

The administration of the estate of MICHAEL ERVIN CONNELL, deceased, whose date of death was September 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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. 732.221, 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: December 12, 2025.

TANA CONNELL
Personal Representative
8406 North Greenwood Avenue
Tampa, FL 33617

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:
jrvera@hnh-law.com
December 12, 19, 2025 25-03771H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-004096
Division A
IN RE: ESTATE OF
LOUIS VIGORITO,
Deceased.

The administration of the estate of LOUIS VIGORITO, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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: December 12, 2025.

JOYCE VIGORITO
Personal Representative
4913 Sapphire Sound Drive
Wimauma, FL 33598

JAMES S. EGGERT
Attorney for Personal Representative
Florida Bar No. 949711
EGGERT FITZPATRICK
811-B Cypress Village Blvd.
Ruskin, FL 33573
Telephone: (813) 633-3396
Email: jim@eggfitz.com
Secondary Email: leslie@eggfitz.com
December 12, 19, 2025 25-03772H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: 25-CP-003237
IN RE: ESTATE OF
RAUL HIGILIO HERNANDEZ
a/k/a RAUL HERNANDEZ,
Deceased.

The administration of the estate of Raul Higilio Hernandez a/k/a Raul Hernandez, deceased, whose date of death was August 12, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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.

Executed on 31/10/2025.

Alexis Olivera
(Oct 31, 2025 13:40:17 EDT)
Alexis Olivera, Petitioner
BROWN & KIMPTON, P.A.

By: /s/ Barbara M. Brown
Barbara M. Brown, Esq.
(FBN: 641863)
Brown & Kimpton, P.A.
29750 US Hwy 19 N, Suite 205,
Clearwater FL 33761
Office (813) 528-4044
Facsimile (813) 855-8485
E: EService@BrownKimptonLaw.com
Attorney for Petitioner
December 12, 19, 2025 25-03757H

FIRST INSERTION

AMENDED
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Hillsborough County, Florida
PROBATE DIVISION
File No. 25-CP-2026
Division B
IN RE: ESTATE OF
Robert E. Psioda, a/k/a
Robert Psioda
Deceased.

The administration of the estate of Robert E. Psioda, also known as Robert Psioda, deceased, whose date of death was March 20th, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa FL 33601-1110. The 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is December 12, 2025

Personal Representative:
Julie M. Goddard
PO Box 273792
Tampa, FL 33688

Russell R. Winer
Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-Florida.com
December 12, 19, 2025 25-03769H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003890
IN RE: ESTATE OF
MICHAEL GEROSA GALLAGHER
A/K/A MICHAEL G. GALLAGHER
Deceased.

The administration of the estate of MICHAEL GEROSA GALLAGHER A/K/A MICHAEL G. GALLAGHER, deceased, whose date of death was May 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

FIRST INSERTION

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.

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 12, 2025.

Personal Representative:
/s/ George Eisenbach
GEORGE EISENBACH
34 Billys Way
Cold Spring, New York 10516

Attorney for Personal Representative:
/s/ Michael D. Cavinis
Michael D. Cavinis
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavinis, P.A.
8640 Seminole Blvd.,
Seminole, FL 33772
Tele: (727) 397-5571 Fax: (727) 3935418
E-Mail: mcavinis@dhclaw.com
Secondary E-Mail:
mhinton@dhclaw.com
December 12, 19, 2025 25-03783H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003900
Division B
IN RE: ESTATE OF
RICHARD D. COLEMAN
Deceased.

The administration of the estate of Richard D. Coleman, deceased, whose date of death was September 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Second Floor, 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

FIRST INSERTION

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.

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 12, 2025.

Personal Representative:
Nathan Coleman
5005 Garrick Court
Tampa, Florida 33624

Attorney for Personal Representative:
MICHAEL D. MILLER, Attorney
Florida Bar Number: 396540
GUNSTER, YOAKLEY & STEWART
401 E. Jackson Street, Suite 1500
Tampa, Florida 33602
Telephone: (813) 228-9080
Fax: (813) 228-6739
E-Mail: mdmiller@gunster.com
Secondary E-Mail:
jdurant@gunster.com
Secondary E-Mail:
eservice@gunster.com
December 12, 19, 2025 25-03770H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GUARDIANSHIP DIVISION
Case No.: 25-CP-004148
Division: A
IN RE: ESTATE OF
PATRICIA LITSCH SANDERS
AKA PATRICIA ANNE SANDERS
Deceased.

The administration of the estate of Patricia Litsch Sanders aka Patricia Anne Sanders, deceased, whose date of death was November 8, 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.

FIRST INSERTION

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:
/s/ Leslie Lynn Miranda
Leslie Lynn Miranda

Attorney for Personal Representative:
FLORIDA ELDER LAW &
LEGACY PLANNING
/s/ T. Edmund Spinks
T. Edmund Spinks, Esq.
Fla Bar No. 0423947
2801 W. Busch Blvd. Ste 200
Tampa, FL 33618
Phn: 813-651-1233
Email: ed@flellp.com
December 12, 19, 2025 25-03777H

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/20/2025 12:33

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-003126
Division: Probate
IN RE: ESTATE OF
ERMIN EULALIO ROJAS OSORIO
Deceased.

The administration of the estate of ERMIN EULALIO ROJAS OSORIO, deceased, whose date of death was June 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. 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 12, 2025.

Personal Representative:

Luis Rojas,
12528 Tinsley Cir., Apt. 301,
Tampa, Florida 33612
Attorney for Personal Representative:
Michael Van Cleve, Esq.,
Florida Bar No. 89413,
Michael Van Cleve, Law,
99 NW 183rd Street, Room 242B,
North Miami Beach, FL 33169;
michael@michaelvanclave.com;
(786) 309-9043.
December 12, 19, 2025 25-03784H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE
CASE NO.: 2025 CP 2328
IN RE: THE ESTATE OF
HENRY BERNARD ROBERTS,
Deceased.

The administration of the estate of HENRY BERNARD ROBERTS, deceased, whose date of death was October 24th, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce St., Tampa, FL 33602. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

The personal representative or cura-

tor has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is December 12, 2025.

/s/ **Carlis Roberts**

CARLIS ROBERTS, PETITIONER
7700 North Arden Avenue
Tampa, Florida 33604
TIFFANI N. BROWN LAW, PLLC
/s/ Tiffani N. Brown
TIFFANI N. BROWN, ESQ.
Florida Bar No. 1008812
Tiffani N. Brown Law, PLLC
12574 Flagler Center Blvd. Suite 101
Jacksonville, FL 32258
Phone: (850) 312-1323
Fax: (850) 213-6504
tbrown@tmbrownlaw.com
service@tmbrownlaw.com
Attorneys for Petitioner
December 12, 19, 2025 25-03768H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-004084
IN RE: ESTATE OF
JOE W. JONES, ALSO
KNOWN AS JOE WAYNE JONES
Deceased.

The administration of the estate of JOE W. JONES, also known as JOE WAYNE JONES, deceased, whose date of death was June 20, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:

DAVID SHAWN VINSON
914 NE PINE RIDGE RANCH ROAD
MADISON, FLORIDA 32340
Attorney for Personal Representative:
MATTHEW M. JONES, Attorney
Florida Bar Number: 11244
500 N. Westshore Blvd, Suite 920
Tampa, FL 33609
Telephone: (813) 856-5625
Fax: (813) 575-0255
E-Mail: matthew@mmjoneslaw.com
Secondary E-Mail:
kelly@mmjoneslaw.com
December 12, 19, 2025 25-03782H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
Case #: 23-CA-011753
DIVISION: D

JPMorgan Chase Bank, National Association Plaintiff, -vs.- Celeste L. Guice; Unknown Spouse of Celeste L. Guice; United States of America, Acting Through the Secretary of Housing and Urban Development; JPMorgan Chase Bank, N.A.; CACH, LLC; Bridgeford Oaks Homeowners Association, Inc.; Unknown Person in Possession of the Subject Property Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-011753 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Celeste L. Guice are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at <http://www.hillsborough.realforeclose.com> beginning at 10:00 a.m. on January 13, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 2, BLOCK 1, BRIDGEFORD OAKS PHASE 2, ACCORDED IN PLAT BOOK 90, PAGE 94, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; SAID LAND SITU-

ATE, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FleService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
22-326543 FC01 CHE
December 12, 19, 2025 25-03745H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-004143
IN RE: ESTATE OF
ANTHONY K. WICHLIENSKI
Deceased.

The administration of the estate of Anthony K. Wichlinski, 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.

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:

Steven A. Wichlinski
4195 105th Avenue North
Clearwater, FL 33762
Attorney for Personal Representative:
Denyse D. Kruse, Esq.
Florida Bar Number: 127152
Kruse Law, P.A.
600 1st Avenue North
St. Petersburg, FL 33701
Telephone: (727) 256-4860
E-Mail: denyse@kruselawgroup.com
Secondary E-Mail:
denysekruse@gmail.com
December 12, 19, 2025 25-03787H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-003930
IN RE: ESTATE OF
RICHARD ALAN HELM,
Deceased.

The administration of the estate of RICHARD ALAN HELM, Deceased, Case No. 25-CP-003930, is pending in the Circuit Court of Hillsborough County, Florida, the address of which is Clerk of the Circuit Court, Probate Division, George Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition

of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the Decedent and other persons who have claims or demands against the 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 SO 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 12, 2025.

Personal Representative:

Monica Alexandra Helm c/o George G. Pappas, Esq.
Attorney for Personal Representative:
GEORGE G. PAPPAS, ESQ.
1822 North Belcher Road, Suite 200
Clearwater, Florida 33765
Telephone: 727-447-4999
george@pappaspa.com
paralegal@pappaspa.com
admin@pappaspa.com
December 12, 19, 2025 25-03786H

FIRST INSERTION

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

**CASE NO.: 25-CC-026483
CROSS CREEK II MASTER
ASSOCIATION, INC.,
Plaintiff, v.
EVAN UMSTEAD, UNKNOWN
TENANT #1, 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 64, Block 1, Cross Creek Parcel "0", Phase 2B, according to the map or plat thereof, as recorded in Plat Book 90, Page 56, 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 23rd day of January, 2026.

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

DATED this 4 day of December 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
December 12, 19, 2025 25-03756H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA, IN AND
FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 29-2023-CA-000967
Division O

**RESIDENTIAL FORECLOSURE
U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE
RMAC TRUST, SERIES 2018 G-C TT
Plaintiff, vs.
JOSE G. RAMOS, HEYDE D.
ALMODOVAR RAMOS,
UNKNOWN SPOUSE OF JOSE G.
RAMOS, AND UNKNOWN
TENANTS/OWNERS,
Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 4, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 5, HUNTER PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE(S) 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 905 JOHN HUNTER CT, BRANDON, FL 33511; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bid-

der, for cash, on the Hillsborough County auction website at <http://www.hillsborough.realforeclose.com>, on FEBRUARY 2, 2026 at 10:00 AM.

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

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

Dated: December 4, 2025
By: /s/ Jennifer M. Scott
Jennifer M. Scott
Attorney for Plaintiff
David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2218341/wll
December 12, 19, 2025 25-03760H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 25-CA-001673
MORTGAGE RESEARCH CENTER,
LLC D/B/A VETERANS UNITED
HOME LOANS, A MISSOURI
LIMITED LIABILITY
CORPORATION,
Plaintiff, vs.**

EDUARDO MALCOLM; SHIRLEY DIAZ-MALCOLM; PROVIDENCE LAKES MASTER ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 1, 2025 in Civil Case No. 25-CA-001673, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY CORPORATION is the Plaintiff, and EDUARDO MALCOLM; SHIRLEY DIAZ-MALCOLM; PROVIDENCE LAKES MASTER ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at

www.hillsborough.realforeclose.com on January 9, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to-wit: LOT 7, BLOCK F, PROVIDENCE LAKES UNIT III PHASE B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE(S) 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ John J. Cullaro
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepите.com
Digitally signed by John J. Cullaro
DN: CN=John J. Cullaro,
E=Jcullaro@aldridgepите.com
Reason: I am the author of this document
Location:
Date: 2025.12.03 10:11:27-05'0'
Foxit PDF Editor Version: 13.1.7
1184-2522B
December 12, 19, 2025 25-03746H

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION

Case No. 25-CA-006855

Regions Bank dba Regions Mortgage Plaintiff, vs. Sandy Kuti; et al Defendants.

TO: Sandy Kuti and Unknown Spouse of Sandy Kuti
Last Known Address: 13318 Fawn Lily Dr, Riverview, FL 33579

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

LOT 12, BLOCK 7 IN WATER-LEAF PHASE 2A AND 2B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 190, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 12/29/2025, and file the original with the Clerk of this Court either before ser-

vice on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS
DATED ON NOV 20 2025.

Victor D. Crist
As Clerk of the Court
(SEAL) By Patricia Corbin
As Deputy Clerk

December 12, 19, 2025 25-03747H

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F00109

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-008153

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF AERO NON-PERFORMING MORTGAGE LOAN TRUST 2019-1, Plaintiff, v. MIDTOWN VENTURE GROUP, 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 dated April 23, 2025, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated December 05, 2025, issued in and for Hillsborough County, Florida, in Case No. 24-CA-008153, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF AERO NON-PERFORMING MORTGAGE LOAN TRUST 2019-1 is the Plaintiff, and MIDTOWN VENTURE GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, M&H FLIPPING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MARMAX 1208, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CHRISTOPHER CRUZ, ALDO DE LA CRUZ and CLIFF PARCHMON 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 5, 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, to wit:

ment of Mortgage Foreclosure, to wit: LOTS 27 & 28, COTTER'S SPRING HILL SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 6913 North Highland Avenue, Tampa, FL 33604

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

IMPORTANT

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

Dated: This 8th day of December, 2025.

Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487

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 12, 19, 2025 25-03780H

FIRST INSERTION

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

Case No.: 25-CA-4792

EQUITY TRUST COMPANY, CUSTODIAN F.B.O LEONARD H. MARKS IRA Plaintiff, vs. MULBERRY STREET LLC and MAFFRO 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, Victor Crist, Clerk of Court will sell the property situated in Hillsborough County, Florida described as:

Lot 18, Block 28, SULPHUR SRINGS 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, appurtenances, 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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
December 12, 19, 2025 25-03767H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.
292025CA005917A001HC
RF -Section I

MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. ANGEL RIVERA A/K/A ANGEL F. RIVERA A/K/A ANGEL FAUSTINA RIVERA A/K/A ANGEL FAUSTINO RIVERA DEL VALLE; ET AL Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated November 5, 2025, and entered in Case No. 292025CA005917A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is Plaintiff and ANGEL RIVERA A/K/A ANGEL F. RIVERA A/K/A ANGEL FAUSTINA RIVERA A/K/A ANGEL FAUSTINO RIVERA DEL VALLE; FLORENCE ALVAREZ RIVERA; WATERFALL VICTORIA MASTER FUND, LTD.; ORANGE RIVER ESTATES HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on January 6, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

A PORTION OF THE SOUTH-EAST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE (POR) COMMENCE AT THE NORTHEAST CORNER OF TRACT "C", BLOCK 7 OF ORANGE RIVER ESTATES, UNIT IIA, AS RECORDED IN PLAT BOOK 51, PAGE 28 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SUMTER COURT, AS NOW ESTABLISHED; THENCE NORTH 89 DEGREES 33 MINUTES 19 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 295.00 FEET FOR A POINT OF BEGINNING (POB); CON-

TINUE THENCE NORTH 89 DEGREES 33 MINUTES 19 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 41 SECONDS EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 19 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 41 SECONDS WEST, A DISTANCE OF 90.00 FEET TO POB.
A/K/A: LOT: J, BLOCK 5, ORANGE RIVER ESTATES, UNIT IIC, BEING A REPLAT OF PORTIONS OF UNITS IIA & IIB OF ORANGE RIVER ESTATES, AS RECORDED IN PLAT BOOK 59, PAGES 53-1 THROUGH 53-3, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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 ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED November 20, 2025.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1463-215805 / SM2
December 12, 19, 2025 25-03761H

FIRST INSERTION

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

CIVIL DIVISION:
CASE NO.: 25-CA-009228
SECTION # RF

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR COLT 2024-4 MORTGAGE LOAN TRUST, Plaintiff, vs. PHU T. NGUYEN; 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 05 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 1, 2 AND 3, LESS THE WEST 50 FEET THEREOF, IN BLOCK 100, MAP OF PART OF PORT TAMPA CITY, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 4602 W CHISHOLM STREET, TAMPA, FL 33616

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 08 day of December 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
25-01322
December 12, 19, 2025 25-03781H

FIRST INSERTION

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

CIVIL DIVISION
CASE NO. 25-CA-004368

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2024-NQM5, Plaintiff, vs. MANUEL CEFERINO; SOCORRO M. RAMIREZ; ST. CHARLES PLACE HOMEOWNERS ASSOCIATION, INC.; CLAYTON CROW; Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed October 27, 2025 and entered in Case No. 25-CA-004368, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2024-NQM5 is Plaintiff and SOCORRO M. RAMIREZ; CLAYTON CROW; MANUEL CEFERINO; ST. CHARLES PLACE HOMEOWNERS ASSOCIATION, INC.; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash by ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on January 7, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 99 OF ST. CHARLES

PLACE PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE(S) 274 THROUGH 280, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 5th day of December 2025.
Marc Granger, Esq.
Bar No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-00540 SM, LLC
V6.20190626
December 12, 19, 2025 25-03766H

FIRST INSERTION

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

Case No. 25-CA-001912
RESIDENTIAL FORECLOSURE
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Plaintiff, vs. CHRISTOPHER FRANCOIS, UNKNOWN SPOUSE OF CHRISTOPHER FRANCOIS, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on December 2, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

THE NORTH 80 FEET OF THE SOUTH 553 FEET OF THE WEST 170 FEET OF THE EAST 800 FEET OF GOVERNMENT LOT 8, IN SECTION 24, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 10015 PREVATT ST, GIBSONTON, FL 33534; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough

County auction website at http://www.hillsborough.realforeclose.com., on JANUARY 29, 2026 at 10:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
Dated: December 4, 2025

By: /s/ Laura E. Noyes
Laura E. Noyes
Attorney for Plaintiff
David R. Byars
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2529160/wll
December 12, 19, 2025 25-03763H

FIRST INSERTION

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

Case No.: 25-CA-007016
AMWEST FUNDING CORP, Plaintiff, v. BICH THAO THI LE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 29, 2025 and entered in Case No. 25-CA-007016 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein BICH THAO THI LE, et al., are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on January 7, 2026, at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 304, NORTH PARK ISLE PHASES 1B, 1C, AND 1D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGES 93 THROUGH 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 4006 CAPRI COAST DR, PLANT CITY, FL 33565 (the "Property").

MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Joe Hynes, Esq.
FL Bar No.: 188654
Jimmy Edwards, Esq.
FL Bar No.: 81855
fcpleadings@ghidottiberger.com
December 12, 19, 2025 25-03762H

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 25-CA-009740

Division: C

MOSAIC FERTILIZER, LLC, a Delaware limited liability company, Plaintiff, v.
2VHL HOLDINGS, INC., a Florida corporation; **KOLAN HOLDINGS, INC.**, successor by merger to L. & S. EQUITIES, INC.; **JOYCE M. PREVATT** a/k/a **JOYCE MINGO PREVATT**, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of **JOYCE M. PREVATT** a/k/a **JOYCE MINGO PREVATT**, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of **L.C. PREVATT** a/k/a **LONNIE CLIFTON PREVATT**, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of **L.C. PREVATT** a/k/a **LONNIE CLIFTON PREVATT**; **JOHN J. LAPOINTE** a/k/a **JOHN JAY LAPOINTE I.**, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of **JOHN J. LAPOINTE** a/k/a **JOHN JAY LAPOINTE I.**; **JUDITH E. DIXON** f/k/a **JUDITH E. LAPOINTE**, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of **JUDITH E. DIXON** f/k/a **JUDITH E. LAPOINTE**; **JAMES ARTHUR CLARK**; **LILLE C. CLARK**; **EBROT, INC.**, a voluntarily dissolved Florida corporation, and any unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against **EBROT, INC.**; **PACESETTER GROWTH CORPORATION** d/b/a **EAST BAY RACEWAY**, an involuntarily dissolved Florida corporation, and any unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against **PACESETTER GROWTH CORPORATION** d/b/a **EAST BAY RACEWAY**; **HARRY J. MINGO** a/k/a **JIMMY MINGO** a/k/a **HARRY JAMES MINGO, JR.**, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of **HARRY J. MINGO** a/k/a **JIMMY MINGO** a/k/a **HARRY JAMES MINGO, JR.**; **SYLVIA MINGO**; **LEONA GERTRUDE HALE** f/k/a **LEONA G. MINGO**, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of **LEONA GERTRUDE HALE** f/k/a **LEONA G. MINGO**; **U.S. FISH, INC.**, an involuntarily dissolved Florida corporation, and any unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against said Defendants; and all other persons or entities having or claiming to have any right, title or interest in and to the real property hereinafter described, Defendants.

TO: **JOYCE M. PREVATT** a/k/a **JOYCE**

MINGO PREVATT, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of **JOYCE M. PREVATT** a/k/a **JOYCE MINGO PREVATT**
L.C. PREVATT a/k/a **LONNIE CLIFTON PREVATT**, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of **L.C. PREVATT** a/k/a **LONNIE CLIFTON PREVATT**
JOHN J. LAPOINTE a/k/a **JOHN JAY LAPOINTE I.**, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of **JOHN J. LAPOINTE** a/k/a **JOHN JAY LAPOINTE I.**
JUDITH E. DIXON f/k/a **JUDITH E. LAPOINTE**, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of **JUDITH E. DIXON** f/k/a **JUDITH E. LAPOINTE**
JAMES ARTHUR CLARK
LILLE C. CLARK
HARRY J. MINGO a/k/a **JIMMY MINGO** a/k/a **HARRY JAMES MINGO, JR.**, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of **HARRY J. MINGO** a/k/a **JIMMY MINGO** a/k/a **HARRY JAMES MINGO, JR.**
LEONA GERTRUDE HALE f/k/a **LEONA G. MINGO**, deceased, and the Unknown Spouses, Heirs, Devisees, Grantees, Creditors and Beneficiaries of **LEONA GERTRUDE HALE** f/k/a **LEONA G. MINGO**
EBROT, INC., a voluntarily dissolved Florida corporation, and any unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against **EBROT, INC.**
U.S. FISH, INC., an involuntarily dissolved Florida corporation, and any unknown assigns, successors in interest, trustees or any other party claiming by, through, under, or against **U.S. FISH, INC.**

YOU ARE NOTIFIED that an action has been filed against you seeking to quiet title and for deed reformation related to the following described real property located in Hillsborough County, Florida:

PARCEL 1
THE SOUTH 215 FEET OF THE EAST 154 FEET OF TRACT 15 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 3, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 2
THE EAST 177 FEET 5 INCHES OF TRACT 14 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF THE CANAL, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER AND RUNNING WEST 177 FEET 5 INCHES

THENCE NORTH 31 FEET TO THE CANAL, THENCE NE 236 FEET 4 INCHES ALONG THE SOUTHERLY BOUNDARY OF SAID CANAL TO EAST LINE OF SAID TRACT 14, THEN SOUTH 187 TO THE POINT OF BEGINNING.
ALSO DESCRIBED AS:
THE EAST 177.42 FEET OF TRACT 14 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF THE CANAL, BEGIN AT THE SE CORNER OF TRACT 14, FOR THE POINT OF BEGINNING; THENCE N89°26'33"W ALONG THE SOUTH BOUNDARY OF SAID TRACT 14 A DISTANCE OF 177.42 FEET; THENCE N00°20'35"W, 75.20 FEET MORE OR LESS TO THE APPROXIMATE CENTERLINE OF EXISTING CANAL; THENCE N48°32'24"E, ALONG SAID APPROXIMATE CENTERLINE 235.47 FEET TO THE EAST BOUNDARY OF TRACT 14; THENCE S00°20'35"E, ALONG SAID BOUNDARY 232.84 FEET MORE OR LESS TO THE POINT OF BEGINNING.
PARCEL 3
ALL OF THAT PART OF TRACT 10 AND TRACT 15 LYING SOUTH OF DRAINAGE CANAL, LESS THE SOUTH 215 OF THE EAST 154 FEET THEREOF, THE FOREGOING BEING IN THE NE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 4
TRACT 2, LESS THE EAST 160 FEET THEREOF AND TRACT 7 TOGETHER WITH THE NORTH 1/2 OF VACATED RIGHT OF WAY ON SOUTH SIDE OF TRACT 7, THE FOREGOING BEING PART OF SOUTH TAMPA SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 5
THAT PART OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST, BOUNDED ON THE WEST BY THE WEST LINE OF SAID EAST 1/2 OF THE SE 1/4 ON THE EAST BY THE WEST LINE OF TRACT 2 IN THE SE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST, SOUTH

TAMPA SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ON THE NORTH AND SOUTH BY WESTERLY EXTENSIONS OF THE NORTH AND SOUTH BOUNDARIES OF SAID TRACT 2.
PARCEL 6
THE EAST 160 FEET OF TRACT 2 IN THE SE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

and that you are required to serve a copy of your written defenses, if any, to it on **CHRISTINA A. HUCKFELDT, STINSON LLP**, the Plaintiff's attorney, whose email address is christina.huckfeldt@stinson.com and address is 100 South Ashley Drive, Suite 500, Tampa, Florida 33602, Telephone: (813) 534-7337, on or before January 16, 2026, and to file the original with the Clerk of the Circuit Court, George E. Edgecomb Courthouse, 800 E. Twiggs St., Tampa, FL 33602 or Clerk of the Circuit Court P.O. Box 3360, Tampa, FL, 33601, either before service on the Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. You may file a Notice of Current Address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

Dated: DEC 02 2025.

Victor D. Crist
Clerk of Court
(SEAL) By: Patricia Corbin
Deputy Clerk

CHRISTINA A. HUCKFELDT, STINSON LLP, the Plaintiff's attorney, christina.huckfeldt@stinson.com, 100 South Ashley Drive, Suite 500, Tampa, Florida 33602, Telephone: (813) 534-7337
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-03775H

FIRST INSERTION

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

CASE NO. 25-CA-010082

MIDFIRST BANK,
Plaintiff, vs.
JOSEPH RICHARD CRAWFORD,
III, et al.,
Defendant.

To the following Defendant(s):

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

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

LOT 10, BLOCK 92, MIRABAY PARCEL 22, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 121, PAGES 125-132, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Rayermer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 12/31/2025, a date which is within thirty (30) days after the first publica-

tion of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief 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 this Court this 25 day of November, 2025.

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

MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-13647FL
December 12, 19, 2025 25-03776H

FIRST INSERTION

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

CASE NO.: 25-CC-022933

PINEHURST AT CROSS CREEK
PARCEL "M" ASSOCIATION, INC.,
Plaintiff, v.
GEORGE E. BOYD, UNKNOWN
TENANT #1 AND UNKNOWN
TENANT #2,
Defendants.TO: **GEORGE E. BOYD**
18031 BIRDWATER DRIVE
TAMPA, FL 33647

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on July 9, 2024, in Official Records Instrument #:2024306935, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.

ADDRESS: 18031 Birdwater Dr., Tampa, FL 33647.

LEGAL: Lot 32, Block 1, CROSS CREEK PARCEL "M", PHASE 1, according to map or plat thereof as recorded in Plat Book 86, Page 62, of the Public Records of Hillsborough County, Florida.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa,

Florida 33609 on or before 1/12/2026, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

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

DATED this 5 day of December, 2025.

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

Brenton J. Ross, Esq.
5550 W. Executive Drive, Suite 250
Tampa, FL 33609
December 12, 19, 2025 25-03765H

FIRST INSERTION

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

CIVIL DIVISION: D

CASE NO.: 25-CA-009719

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
STEVEN FITZPATRICK A/K/A
STEVEN MARK FITZPATRICK,
et al.,
Defendants.

TO: UNKNOWN SPOUSE OF CARRIE FITZPATRICK A/K/A CARRIE ANN FITZPATRICK
8711 LINDENHURST PLACE, TAMPA, FL 33634

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 6, BLOCK 5, COPPERFIELD UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGE 55, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 1/13/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the

relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 8 day of December, 2025.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-03878
December 12, 19, 2025 25-03785H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-004122
IN RE: ESTATE OF
JAMES GREGORY HARDEN,
Deceased.

The administration of the estate of **JAMES GREGORY HARDEN**, deceased, whose date of death was August 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

demand is made by a creditor as specified under s. 732.2211

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 December 12, 2025.

Personal Representative:**Ryan Harden**

c/o **BATTAGLIA, ROSS, DICUS, MCQUAID, P.A.**
5858 Central Avenue
St. Petersburg, Florida 33707
Attorney for Personal Representative:
Lama Alqasemi, Esq
BATTAGLIA, ROSS, DICUS &
MCQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33701
(727) 381-2300
FBN: 1024651
Primary Email: lalqa@brdwlaw.com
Secondary Email:
mfah@brdwlaw.com
December 12, 19, 2025 25-03802H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003869
IN RE: ESTATE OF
KEM PRESSLEY,
Deceased.

The administration of the estate of
KEM PRESSLEY, Deceased, whose
date of death was June 23, 2025, is
pending in the Circuit Court for
HILLSBOROUGH County, Florida, Probate
Division, the address of which is 800
E. Twiggs, T. Tampa, FL 33602. The
names and addresses of the personal
representative and the personal
representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this
notice is December 12, 2025.

ERICA GIPSON,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
December 12, 19, 2025 25-03790H

FIRST INSERTION

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
ANNUAL AUDIT SERVICES**

The Lake St. Charles Community
Development District hereby requests
proposals for annual financial auditing
services. The proposal must provide
for the auditing of the District's financial
records for the fiscal year ending
September 30, 2026, with an option
for four (4) additional optional annual
renewals. The District is a local unit
of special-purpose government created
under Chapter 190, Florida Statutes, for
the purpose of financing, constructing,
and maintaining public infrastructure.
The final contract will require that,
among other things, the audit for the
fiscal year ending September 30, 2030,
be completed as soon as possible.

The auditing entity submitting a
proposal must be duly licensed under
Chapter 473, Florida Statutes, and
be qualified to conduct audits in
accordance with "Government Auditing
Standards," as adopted by the Florida
Board of Accountancy. Audits shall be
conducted in accordance with Florida
Law and particularly Section 218.39,
Florida Statutes, and the rules of the
Florida Auditor General.

Proposal packages, which include
evaluation criteria and instructions to
proposers, are available from the District
Manager at the address and telephone
number listed below.

Proposers must provide one (1) hard
copy and One (1) digital copy of their
proposal to Stephanie DeLuna (or by
email SDeLuna@rizzetta.com and
Devans@rizzetta.com) ("District
Manager"), in an envelope marked on the
outside "Auditing Services, Lake St.
Charles Community Development
District." 3434 Colwell Avenue Suite 200,
Tampa, FL 33614. Proposals must be
received by 12:00 p.m. on December 19,
2025, at the office of the District
Manager. Please direct all questions
regarding this Notice to the District
Manager.

Lake St. Charles Community
Development District
Stephanie DeLuna, District Manager
December 12, 2025 25-03799H

FIRST INSERTION

**NOTICE OF MEETINGS
HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors of the
Hidden Creek Community Development
District will hold their meetings for the
remainder of Fiscal Year 2026 on the
second Monday of every month at 6:30
p.m. at the Vista Palms Clubhouse, 5019
Grist Mill Court, Wimauma, FL 33598
unless otherwise indicated as follows:

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

The meetings are 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 a particular meeting
may be obtained from the District
Manager at 4530 Eagle Falls Place, Tampa,
FL 33619.

A meeting may be continued to a date,
time and place as evidenced by motion
of the majority of Board Members
participating at that meeting. There may
be occasions when one or more
Supervisors will participate by telephone.

Any person requiring special
accommodations at a meeting because of
a disability or physical impairment should
contact the District Office at (813) 344-
4844 at least forty-eight (48) hours
prior to the meeting. If you are hearing
or speech impaired, please contact the
Florida Relay Service at 1-800-955-
8770, for aid in contacting the District
Office.

Each person who decides to appeal any
action taken at these meetings 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.

Amanda Ferguson, District Manager
Hidden Creek Community
Development District
December 12, 2025 25-03798H

FIRST INSERTION

**NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003733
IN RE: ESTATE OF
LAWRENCE PATRICK QUIGLEY,
a/k/a Larry P. Quigley Do,
a/k/a Larry P. Quigley,
a/k/a Larry Quigley,
Deceased.**

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

You are hereby notified that an
Order of Summary Administration has
been entered in the estate of Lawrence
Patrick Quigley, deceased, File Number
25-CP-003733, by the Circuit Court for
Hillsborough County, Florida, Probate
Division, the address of which is 800 E.
Twiggs St., Tampa, FL 33602; that
decedent's date of death was April 24,
2025; that the total value of the estate
is less than \$75,000.00 and that the
names and addresses of those to whom
it has been assigned by such order are:

- | | |
|-----------------------|--------------------------------------|
| Name | Address |
| Elizabeth Ann Quigley | 16207 W. Course Dr., Tampa, FL 33624 |

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

All creditors of the estate of the
decedent and persons having claims
or demands against the estate of the
decedent other than those for whom
provision for full payment was made in
the Order of Summary Administration
must file their claims with this court
WITHIN THE TIME PERIODS SET
FORTH IN FLORIDA STATUTES
SECTION 733.702. ALL CLAIMS
AND DEMANDS NOT SO FILED
WILL BE FOREVER BARRED. NOT-
WITHSTANDING ANY OTHER
APPLICABLE TIME PERIOD, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.

The date of first publication of this
Notice is December 12, 2025.

**Person Giving Notice:
Mary Margaret Brooker**
3103 W. Fielder St.
Tampa, FL 33611
Attorney for Person Giving Notice
Cyrus Malhotra
Florida Bar No. 0022751
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax Number: (727)290-4044
Email:
filings@FLprobatesolutions.com
Secondary:
ryan@FLprobatesolutions.com
December 12, 19, 2025 25-03803H

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-010194**

**NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
LOURDES OLIVERAS-LUGO;
UNKNOWN SPOUSE OF
LOURDES OLIVERAS-LUGO;
COMMUNITY LOAN SERVICING,
LIMITED LIABILITY COMPANY
F/K/A BAYVIEW LOAN
SERVICING, LLC;
HILLSBOROUGH COUNTY,
FLORIDA; UNKNOWN TENANT(S)
IN POSSESSION #1 and #2, and
ALL OTHER UNKNOWN
PARTIES, et al.,
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant
to a Uniform Final Judgment of
Foreclosure dated nunc pro tunc to
December 2, 2025, entered in Civil
Case No.: 24-CA-010194 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 LOURDES OLIVERAS-LUGO;
UNKNOWN SPOUSE OF LOURDES OLIVERAS-LUGO;
COMMUNITY LOAN SERVICING,
LIMITED LIABILITY COMPANY F/K/A BAYVIEW LOAN SERVICING,
LLC; HILLSBOROUGH COUNTY,
FLORIDA, 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
6th day of February, 2026, the following
described real property as set forth
in said Judgment, to wit:

LOT BEGINNING 25 FEET
SOUTH AND 385 FEET WEST
OF THE NORTHEAST CORNER
OF THE NORTH 1/2 OF
THE NORTHEAST 1/4 OF
THE SOUTHWEST 1/4 OF
THE NORTHEAST 1/4 AND
RUN WEST 150 FEET, SOUTH
140.47 FEET, EAST 150 FEET
AND NORTH 141 FEET TO

FIRST INSERTION

**NOTICE OF RESCHEDULED SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024-CA-003786**

**U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
BRIAN ERIC PERRINE AKA
BRIAN E. PERRINE, et al.,
Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant
to an Order Rescheduling Foreclosure
Sale dated November 7, 2025, and
entered in Case No. 2024-CA-003786
of the Circuit Court of the Thirteenth
Judicial Circuit in and for Hillsborough
County, Florida in which U.S. Bank National
Association, is the Plaintiff and
Brian Eric Perrine aka Brian E. Perrine,
Florida Housing Finance Corporation,
Hillsborough County Clerk of the Circuit
Court, State of Florida, are defendants,
the Hillsborough County Clerk of the
Circuit Court will sell to the highest
and best bidder for cash in/on online
at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough
County, Florida at 10:00 AM
on the January 9, 2026 the following
described property as set forth in said
Final Judgment of Foreclosure:

THE WEST 72.15 FEET OF
THE EAST 567.90 FEET OF
THE NORTH 140.0 FEET OF
TRACT 9 IN THE NW 1/4 OF
SECTION 35, TOWNSHIP
29 SOUTH, RANGE 19 EAST,
SOUTH TAMPA SUBDIVISION,
ACCORDING TO THE
PLAT THEREOF RECORDED
IN PLAT BOOK 6, PAGE 3. OF

THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA, LESS THE NORTH
10.0 FEET THEREOF FOR
RIGHT OF WAY OF 32ND AVE.
A/K/A 6815 S. 32ND AVENUE,
TAMPA, FL 33619

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

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

Dated this 09 day of December, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
IN/24-007285
December 12, 19, 2025 25-03800H

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-007548
DIV: I**

**PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, v.
DONALD LEE MORGAN, 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 3, Block 13, Tropical Acres
South Unit No. 2, as per plat
thereof, recorded in Plat Book
44, Page 75-1, of the Public
Records of Hillsborough County,
Florida.
Also: MODEL YEAR: 1988
MAKE: Fleetline Homes
MODEL: None WIDTH: 26.3
ft LENGTH: 52.3 ft VIN:
FL1FL4372A/B FL88S145226
"which, by intention of the parties
and upon retirement of the
Certificate of Title as provided
in 319.261 Fla. Stat., shall constitute
a part of the realty and shall
pass with it."

Property Address: 12206 Green-
land Dr, Riverview, FL 33579
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 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
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 10th 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 12, 19, 2025 25-03796H

THE POINT OF BEGINNING;
ALL IN SECTION 11, TOWN-
SHIP 29 SOUTH, RANGE
19 EAST, 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: December 10, 2025
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51711
December 12, 19, 2025 25-03801H

FIRST INSERTION

**NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA, IN AND
FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 24-CA-009286
Division H
RESIDENTIAL FORECLOSURE
Section II**

**ATHENE ANNUITY AND LIFE
COMPANY
Plaintiff, vs.
4311 FIG STREET LLC, A FLORIDA
LIMITED LIABILITY COMPANY,
TEDDITASHAE R. PAYTON, DEPI
INVESTMENT, LLC, AND
UNKNOWN TENANTS/OWNERS,
Defendants.**

Notice is hereby given, pursuant to
Final Judgment of Foreclosure for
Plaintiff entered in this cause on
August 29, 2025, in the Circuit Court
of Hillsborough County, Florida,
Victor D. Crist, Clerk of the Circuit
Court, will sell the property situated
in Hillsborough County, Florida
described as:

LOT 1, FIGS AT WESTSHORE
PALMS TOWNHOMES, ACCORDING
TO THE MAP OR PLAT THEREOF,
AS RECORDED IN PLAT BOOK 139,
PAGE(S) 203 AND 204, OF THE
PUBLIC RECORDS OF HILLSBOROUGH
COUNTY, FLORIDA.

and commonly known as: 4311 WEST
FIG STREET UNIT 1, TAMPA, FL
33609; including the building,
appurtenances, and fixtures located
therein, at public sale, to the highest
and best

bidder, for cash, on the Hillsborough
County auction website at <http://www.hillsborough.realforeclose.com>, on
February 12, 2026 at 10:00 AM..

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

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

Dated: December 10, 2025
By: /s/ Jennifer M. Scott
Jennifer M. Scott
Attorney for Plaintiff
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2425612/wll
December 12, 19, 2025 25-03797H

FIRST INSERTION

**NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 25-CA-009230
DIVISION: C
RF - SECTION I**

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR NOVASTAR MORTGAGE
FUNDING TRUST, SERIES 2007-1
NOVASTAR HOME EQUITY LOAN
ASSET-BACKED CERTIFICATES,
SERIES 2007-1,
Plaintiff, vs.
KAREN LARSEN A/K/A KAREN
LARSON, ET AL.
Defendants**

To the following Defendant(s):
KAREN LARSEN A/K/A KAREN
LARSON (UNABLE TO SERVE AT
ADDRESS)
Last Known Address: 13729 GENTLE
WOODS AVE RIVERVIEW, FL 33569
2737
Additional Address: 10337 RIVER
BREAM DRIVE RIVERVIEW, FL
33569

YOU ARE HEREBY NOTIFIED that
an action for Foreclosure of Mortgage
on the following described property:
LOT 18, BLOCK E, BOYETTE
CREEK PHASE I, AS PER
PLAT THEREOF, RECORDED
IN PLAT BOOK 94, PAGE 31-1
THROUGH 31-7, INCLUSIVE,
OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUNTY,
FLORIDA.
A/K/A 10337 RIVER BREAM
DRIVE, RIVERVIEW FLORIDA
33569

has been filed against you and you
are required to serve a copy of your
written defenses, if any, to J. Anthony
Van Ness, Esq. at VAN NESS LAW
FIRM, PLC, Attorney for the Plaintiff,
whose address is 1239 E. NEWPORT
CENTER DRIVE, SUITE #110, DEER-

FIELD BEACH, FL 33442 on or before
01/12/2026 and file the original with
the Clerk of this Court either before
service on Plaintiff's attorney or
immediately thereafter; otherwise a
default will be entered against you
for the relief demanded in the
complaint. This notice is provided
to Administrative Order No. 2065.

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

WITNESS my hand and the seal of
this Court this day of DEC 05 2025.

Victor D. Crist
HILLSBOROUGH COUNTY
CLERK OF COURT
(SEAL) By /s/ Patricia Corbin
As Deputy Clerk

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
PHH20944-25/cam
December 12, 19, 2025 25-03795H

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

--- PUBLIC SALES ---

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

02/20/25

SUBSEQUENT INSERTIONS

FOURTH INSERTION

Public Notice

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

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

Patients can obtain copies of their

medical records at:
Optum - Bloomingdale
1291 Bloomingdale Ave.
Valrico, FL 33596
Phone: 1-813-653-1880
Fax: 1-813-654-2778

Nov. 21, 28; Dec. 5, 12, 2025

25-03594H

SECOND INSERTION

NOTICE 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 Hills-
borough County, Florida Probate Divi-
sion, the address of which is P.O. Box
1110, Tampa, Florida 33601-1110. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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 Goosehead Insurance Agency -
Daccache Agency located at 600 S Mag-
nolia Ave, Suite 300 in the City of Tam-
pa, Hillsborough, FL 33606 intends to
register the said name with the Division
of Corporations of the Department of
State, Tallahassee, Florida.

Dated this 9th day of December,
2025

Sophia Daccache

December 12, 2025 25-03794H

FIRST INSERTION

Fictitious Name Notice

Notice Is Herby Given that Holiday
CVS, L.L.C., 2725 N MacDill Ave,
Tampa, FL 33607, desiring to engage
in business under the fictitious name of
Navarro #5207, with its principal place
of business in the State of Florida in the
County of Hillsborough, intends to file
an Application for Registration of Fic-
titious Name with the Florida Depart-
ment of State.

December 12, 2025 25-03793H

THIRD INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR THE
13TH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001777
IN RE: ESTATE OF
ALTMASE PRICE,
Deceased.

TO: Robert Price, Jr.
Trimmelle Price

YOU ARE NOTIFIED that a Peti-
tion 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. Fail-
ure 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

FOURTH INSERTION

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

Pursuant to Section 197.3632, Florida
Statutes, notice is hereby given that
the Encore Community Development
District ("District") intends to use the
uniform method of collecting non-ad
valorem special assessments to be lev-
ied by the District. The Board of Sup-
ervisors ("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, Flor-
ida 33602.

The external boundaries of the District
were recently expanded to include cer-
tain additional property ("Expansion
Area"). The purpose of the public hear-
ing is to consider the adoption of a res-
olution authorizing the District to use
the uniform method of collecting non-
ad valorem special assessments pursu-
ant to Section 197.3632, Florida Stat-
utes ("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/
operating community development
facilities, services, and improvements
within and without the boundaries of
the District, to consist of, among other
things, stormwater management sys-
tem 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 re-
garding 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 pub-
lic 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 tele-
phone.

Pursuant to provisions of the Americans
with Disabilities Act, any person requir-
ing special accommodations to partici-
pate 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 con-
tact 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 tes-
timony 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 PUBLIC SALE

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

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

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

1041 - HANTON, SARIYAH; 1052 - Ortiz, Yesenia; 1097 - Green, Erica; 1131 -
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, Saed; 3002 -
Figuerola, Rosa; 3047 - COLWELL, SPENCER; 3062 - Brown, Scott; 3072 - Guiste,
Nardine; 3079 - Cano, Kevin Sanchez; 3108 - Avila, Mailin; 3158 - Young, Monique;
3196 - Cruzado, John; 4009 - Green, Brian

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

Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

1006 - Rojas, Roberto; 1037 - Olivero Nieves, Magda Luz; 1038 - saez, Mara; 1052
- Cooke, Delgado; 1071 - McCullough, Ceola; 1077 - Reynaert, Eva; 1132 - Lopez,
Ashlie Marie; 1138 - Gonzalez, Kiroaska; 1146 - delgado, Ana; 2010 - golbin, phil;
2018 - O'Conner, 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,
Angelet; A112 - Phillips, Derrick; B203 - Olivares, Andrea; B235 - Leon-Garcia,
Paola; C301 - Lopez, Anthony; C315 - white, Shanaqua; C337 - Black, Pierre; C343
- Prince, Joyce; C349 - Lopez, Ernesto; C360 - luna, Catherine; D412 - Laurent,
Zachary; D434 - Thompson, Courtney; D435 - Riveria, 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.storagetreasures.com.

0112 - Yaddof, Corey; 1029 - Strain, Randal; 1112 - wallace, yohance; 1113 - williams,
Arkadi; 1157 - Brown, Rickelle; 226 - Moley, Aryanna; 257 - Edwards, Jenneh; 746
- Rodriguez, Kayla; 756 - Alcocer, Luis; 897 - Petsch, Katelynn; 908 - McLuckie,
William; 920 - 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 - Wheeler,
Leah; 615 - Perry, Steve; 617 - Baetens, Seth; 908 - Harrison, Jeremy

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

SUBSEQUENT INSERTIONS

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

SECOND 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.
storagetreasures.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 Thornton
F-21 Sherri Beretta
J-25 Patrice Wilson

December 5, 12, 2025 25-03709H

SECOND 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

SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the
undersigned intends to sell the personal
property described below to enforce a
lien imposed on said property under
The Florida Self Storage Facility Act
Statutes (Section 83.801-83.809). The
undersigned will sell at public sale by
competitive bidding on 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

SECOND INSERTION

Notice of Public Sale

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

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

U-STOR LINEBAUGH

Start: December 20, 2025

05:00 AM EST

End: December 29, 2025

5:00 PM EST

Location: 5002 W. Linebaugh

Ave, Tampa, FL 33624

Bidding: All bidding will take

place online at

bid13.com

97 Kenneth Kitchen

17 Olinda Manhenje

65 Gerardo Trado

December 5, 12, 2025 25-03718H

SECOND 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, de-
ceased, whose date of death was Sep-
tember 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 per-
sonal representative's attorney are set forth
below.

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

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

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.221,
Florida Statutes. The written demand
must be filed with the clerk.

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

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

The date of first publication of this
notice is 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

SECOND INSERTION

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

PROBATE DIVISION
File No. 2025-CP-3689
IN RE: ESTATE OF
CHRIS MAIKOL MORA,
Deceased.

The administration of the estate of
CHRIS MAIKOL MORA, deceased,
whose date of death was August 16,
2025, is pending in the Circuit Court
for Hillsborough County, Florida, Pro-
bate Division, the address of which
is PO Box 3360, Tampa, FL 33601.
The names and addresses of the per-
sonal representative and the personal
representative's attorney are set forth
below.

All creditors of the decedent and
other persons having claims or de-
mands against decedent's estate, on
whom a copy of this notice is re-
quired to be served, must file their
claims with this court ON OR BE-
FORE 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 NO-
TICE ON THEM.

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

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as spec-
ified under s. 732.221, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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

--- ESTATE ---

SECOND INSERTION

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

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

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

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

SECOND INSERTION

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

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

The administration of the estate of LEILANI BELL, deceased, whose date of death was March 6, 2024, and whose social security number is XXX-XX-5813, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

SECOND INSERTION

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

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

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

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

The Order further authorizes FATIMA

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

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

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

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

DATED this 5 day of December 2025
/s/ Omar A. Erchid
Omar A. Erchid, Esq.
omar@erchidlaw.com
Florida Bar No. 1010955
ERCHID LAW PLLC
203 N. Armenia Ave, #101
Tampa, Florida 33609
Office: (813) 631-7226
Fax: (813) 946-5101
Secondary email:
admin@erchidlaw.com
Attorney for Petitioner
Fatima Ezzahrae Bencheckroun
December 5, 12, 2025 25-03719H

SECOND INSERTION

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

The administration of the estate of Cynthia Ann Edging, deceased, whose date of death was July 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg 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 de-

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

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

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

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 24-CA-006590

**Wells Fargo Bank, N.A.,
Plaintiff, vs.**

**Jason Robert Schremer a/k/a Jason Schremer a/k/a Jason Schremer, et al.,
Defendants.**

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:

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

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602.

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

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

SECOND INSERTION

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

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

**UNION HOME MORTGAGE
CORP.,
Plaintiff, vs.**

**AMANDA R. AMESBURY;
AYERSWORTH GLEN
HOMEOWNERS ASSOCIATION,
INC.; UNKNOWN SPOUSE OF
AMANDA R. AMESBURY; MARK J.
MEYERS A/K/A MARK MEYERS;
CRYSTAL R. MEYERS A/K/A
CRYSTAL MEYERS; UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.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:

LOT 62, BLOCK 10, AYERSWORTH GLEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE(S) 166 THROUGH 212, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 10540 CARLOWAY HILLS DR, WIMAUMA, FL 33598

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court 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. Twigg 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. Twigg 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 21 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@decubaslaw.com
24-02827
December 5, 12, 2025 25-03678H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 25-CC-25480
CHARM-B INC., A FLORIDA
CORPORATION
PLAINTIFF, VS.

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

DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Final Judgment of Foreclosure Final Judgment of Foreclosure 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:

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

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

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. Please review FAQs 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. Twigg 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 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 23-CA-002070

**WELLS FARGO BANK, N.A.
Plaintiff, v.**

**GABRIELE B. MORALES;
UNKNOWN SPOUSE OF
GABRIELE B. MORALES;
UNKNOWN TENANT 2;
UNKNOWN TENANT 1;
MEADOWGLEN HOMEOWNER'S
ASSOCIATION, INC.
Defendants.**

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:

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

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.

Any person claiming an interest in

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg 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

Dated at St. Petersburg, Florida this 26 day of November, 2025.
eXL Legal, PLLC
Designated Email Address:
efiling@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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-CA-005801
Division D

**LAKE MICHIGAN CREDIT
UNION,
Plaintiff, v.**

**SIDELINE OVERDRIVE LLC d/b/a
HOBBYTOWN USA; ANTHONY
INNISS; MALIKA INNISS;
HILLDALE 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.**

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; HILLDALE 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 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:

Lot 8, HILLDALE RESERVE - PHASE I, as per plat thereof, recorded in Plat Book 119, Pages 215, of the Public Records of Hillsborough County, Florida.
Property Address: 1215 Hilldale Reserve Drive, Tampa, Hillsborough County, Florida.

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

If you are a person with a disability who needs an accommodation in order to 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. Twigg 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.

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

--- ACTIONS / SALES ---

SECOND 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=bHS34b4V6QLwWE09VJMcskQAUQWJv.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/join?meetingid=86313543354&invite=signature=IYJ5BuhgMJJaXQMeAnEba2mUwJ70Kkb23e8_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

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.: 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

SECOND 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

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

SECOND INSERTION

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

Division F
GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL

Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF CYNTHIA WILLIAMS F/K/A CYNTHIA TURNER, DECEASED, CHRISTINA DANIELLE WILLIAMS A/K/A CHRISTINA WILLIAMS, AS KNOWN HEIR OF CYNTHIA WILLIAMS F/K/A CYNTHIA TURNER, DECEASED, CHRISTOPHER DANIEL WILLIAMS, AS KNOWN HEIR OF CYNTHIA WILLIAMS F/K/A CYNTHIA TURNER, DECEASED, et al.

Defendants.
TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF CYNTHIA WILLIAMS F/K/A CYNTHIA TURNER, DECEASED CURRENT RESIDENCE UNKNOWN CHRISTOPHER DANIEL WILLIAMS, AS KNOWN HEIR OF CYNTHIA WILLIAMS F/K/A CYNTHIA TURNER, DECEASED LAST KNOWN ADDRESS 1713 CARNEGIE CIRCLE TAMPA, FL 33619 UNKNOWN SPOUSE OF CHRISTOPHER DANIEL WILLIAMS LAST KNOWN ADDRESS 1713 CARNEGIE CIR TAMPA, FL 33619

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

LOT 23, BLOCK 32, CLAIR MEL CITY UNIT NO. 9, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated: November 26, 2025.
 CLERK OF THE COURT
 Honorable Victor D. Crist
 800 Twiggs Street, Room 530
 Tampa, Florida 33602
 (SEAL) By: JENNIFER TAYLOR
 Deputy Clerk

David R. Byars
 Kass Shuler, P.A.,
 plaintiff's attorney,
 P.O. Box 800,
 Tampa, Florida 33601,
 (813) 229-0900
 181350/2529536/and
 December 5, 12, 2025 25-03710H

SECOND INSERTION

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

CASE NO: 2025-CA-004347
AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY,

Plaintiff, vs.
MANTAS KVEIT; COUNTRYWAY HOMEOWNERS ASSOCIATION, INC.; STONEYBROOK HOMEOWNERS ASSOCIATION, INC.; NATIONAL COLLEGIATE MASTER STUDENT LOAN TRUST 1; PORTFOLIO RECOVERY ASSOCIATES, LLC; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN,

Defendant(s).
 NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure dated December 2, 2025, and entered in Case No. 2025-CA-004347, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Avail 3 LLC, a Delaware limited liability company is the Plaintiff, AVAIL 3 LLC, a Delaware limited liability company, and MANTAS KVEIT; COUNTRYWAY HOMEOWNERS ASSOCIATION, INC.; STONEYBROOK HOMEOWNERS ASSOCIATION, INC.; NATIONAL COLLEGIATE MASTER STUDENT LOAN TRUST 1; PORTFOLIO RECOVERY ASSOCIATES, LLC; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE

SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN, are Defendants. The Clerk of this Court, Victor D. Crist, shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions, at 10:00 AM on JANUARY 5, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 38, Block A, COUNTRYWAY PARCEL B TRACT 7 PHASE 2, according to the map or plat thereof, as recorded in Plat Book 72, Page 61, of the Public Records of Hillsborough County, Florida. With a street address of: 10006 Vista Pointe Drive, Tampa, FL 33635.

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

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

DATED December 2, 2025
 By: /s/ Vivian A. Jaime
 Vivian A. Jaime, Esq.
 FBN 714771
 Submitted by:
 Vivian A. Jaime, Esq.
 RITTER, ZARETSKY, LIEBER & JAIME, LLP
 2800 Biscayne Boulevard, Suite 500
 Miami, Florida 33137
 Tel: 305-372-0933
 E-mail: Vivian@rzllaw.com and
 Denise@rzllaw.com
 December 5, 12, 2025 25-03717H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE (2922 N. 60th Street, Tampa, FL 33619)

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
Case No. 25-CA-001731

RENE VALENZUELA, AS TRUSTEE OF TRUST NUMBER 2309 UTD 10-1-2019, as successor in interest and assignee to MEXIGATE, INC.,
Plaintiff, v.
MAURICIO DOMINGUEZ; UNKNOWN TENANT #1 in possession of 2319 S 50th Street; UNKNOWN TENANT #2 in possession of 2319 S 50th Street; UNKNOWN TENANT #1 in possession of 2301 S 49th Street; UNKNOWN TENANT #2 in possession of 2301 S 49th Street; UNKNOWN TENANT #1 in possession of 2922 N 60th Street; UNKNOWN TENANT #2 in possession of 2922 N 60th Street; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

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

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

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

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

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

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

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

/s/ Stephanie C. Lieb
 Stephanie C. Lieb, Esquire
 Florida Bar No. 0031806
 Trenam, Kemker, Scharf,
 Barkin, Frye, O'Neill & Mullis, P.A.
 101 E. Kennedy Boulevard, Suite 2700
 Tampa, FL 33602
 slieb@trenam.com
 Tel: (813) 223-7474 |
 Fax: (813) 229-6553
 Attorneys for Plaintiff
 December 5, 12, 2025 25-03730H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.



Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
 1/2025, VP2

Business Observer
 1/2025, VP2

-- ACTIONS / SALES --

SECOND INSERTION

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

CASE NO. 25-CA-007359
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff, vs.
ALEX MICHAEL WHITE, et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER, AND
AGAINST ESTATE OF ROBIN
C WHITE, WHETHER SAID
UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVEISEES,
GRANTEES, OR OTHER
CLAIMANTS
(RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the
following described property:

LOT 17, BLOCK 3, LAKE ST.
CHARLES, UNIT 2, ACCORD-
ING TO THE PLAT THERE-
OF AS RECORDED IN PLAT
BOOK 78, PAGE 12, OF THE
PUBLIC RECORDS OF HILL-
SBOROUGH COUNTY, FLOR-
IDA.

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

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

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

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

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

MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
23-07728FL
December 5, 12, 2025 25-03720H

SECOND 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,
DEVEISEES, GRANTEES,
ASSIGNEES, 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,
DEVEISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
AND ALL OTHER PARTIES CLAIM-
ING 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 in-
terest 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 I, AC-
CORDING TO MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 52, PAGE 25, OF

THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.

has been filed against you, and you are
required to serve a copy of your writ-
ten defenses, if any, to this action, on
Greenspoon Marder, LLP, Default De-
partment, Attorneys for Plaintiff, whose
address is Trade Centre South, Suite
700, 100 West Cypress Creek Road,
Fort Lauderdale, FL 33309, and file the
original with the Clerk within 30 days
after the first publication of this notice
in Business Observer, on or before De-
cember 30, 2025; otherwise a default
and a judgment may be entered against
you for the relief demanded in the Com-
plaint.

IMPORTANT

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

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

SECOND INSERTION

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

CASE NO: 23-CA-013302
Division: K
RHONDA ECCLESTON
Plaintiff, v.

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

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

Lot 7, Block 6; together with the
West 1/2 of vacated Fulton St.
abutting on the East thereof; and
Lot 8, Block 6, Baybridge Revised,
according to the map or plat there-
of as recorded in Plat Book 10,
Page 30, Public Records of Hills-
borough County, Florida.
Property Address: 4905 Price Av-
enue, Tampa, FL 33611 and 4909
Price Avenue, Tampa, FL 33611

at public sale, to the highest and best
bidder for cash at www.hillsborough.
realforeclose.com; at 10:00 a.m. on DE-
CEMBER 29, 2025 in accordance with

Section 45.031 Florida Statutes.

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

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

YESNER LAW, P.L.
Shawn M. Yesner, Esq.
FBN: 0155225
Lauryn V. Fabrizio, Esq.
FBN: 1015838
Countryside Colonial Center
2753 S.R. 580, Suite 106
Clearwater, FL 33761-3351
Telephone: (813) 774-5737
Facsimile: (813) 344-0950
Email: Shawn@YesnerLaw.com
Email: Lauryn@YesnerLaw.com
Email: Julia@YesnerLaw.com
December 5, 12, 2025 25-03721H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 25-CA-008384

Division G
SUNCOAST CREDIT UNION, A
FEDERALLY INSURED STATE
CHARTERED CREDIT UNION
Plaintiff, vs.
UNKNOWN HEIRS,
DEVEISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS AND TRUSTEES
OF GWENDOLYN D SHERMAN
A/K/A GWENDOLYN D OWENS,
DECEASED, JOSEPH
SHERMAN, JR., AS KNOWN HEIR
OF GWENDOLYN D SHERMAN
A/K/A GWENDOLYN D OWENS
A/K/A GWENDOLYN OWENS,
DECEASED, et al.
Defendants.

TO: UNKNOWN HEIRS, DEVEISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS AND TRUSTEES OF
GWENDOLYN D SHERMAN A/K/A
GWENDOLYN D OWENS, DE-
CEASED

CURRENT RESIDENCE UNKNOWN
UNKNOWN SPOUSE OF JOSEPH
SHERMAN, JR.

CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS

210 BRODFIELD RD

COLONIAL BEACH, VA 22443

UNKNOWN TENANTS/OWNERS 1

BELIEVED TO BE AVOIDING

SERVICE OF PROCESS AT THE

ADDRESS OF:

1813 E WARREN ST

PLANT CITY, FL 33563

You are notified that an action to

foreclose a mortgage on the follow-
ing property in Hillsborough County,
Florida:

LOT 19, MARSHALL TER-
RACE, A SUBDIVISION AC-
CORDING TO THE PLAT
THEREOF AS RECORDED IN
PLAT BOOK 36, PAGE 10, OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.

commonly known as 1813 E WARREN

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
(8523 Northton Groves Boulevard,
Odessa, FL 33556)

IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-CA-009924

Division: H

GULFSIDE BANK,

Plaintiff, v.

CLEM INVESTMENTS I, LLC, a

Florida limited liability company;

IAN LYNDON SOLOMAN

CLEMENTSON, an individual;

LOUISIANA THERESA

CLEMENTSON, an individual; J.

APRILE PROPERTIES, LLC, a

Florida limited liability company;

D. APRILE PROPERTIES, LLC, a

Florida limited liability company;

and R. APRILE PROPERTIES, LLC,

a Florida limited liability company;

JANE/JOHN DOE IN THE

NORTHTON PROPERTY,

fictitious names representing

unknown tenants in possession;

LAURIE CUMBERBATCH, an

individual, SELENA

CUMBERBATCH, an individual;

JANE/JOHN DOE IN THE

DOWNY PROPERTY, fictitious

names representing unknown

tenants in possession; and ALL

UNKNOWN PARTIES

CLAIMING INTERESTS BY,

THROUGH, UNDER OR AGAINST

A NAMED DEFENDANT TO THIS

ACTION, OR HAVING OR

CLAIMING TO HAVE ANY RIGHT,

TITLE OR INTEREST IN THE

PROPERTY HEREIN DESCRIBED,

Defendants.

NOTICE is hereby given that, pursuant
to the Order on Plaintiff's Motion to Re-
set Foreclosure Sale as to 8523 North-
ton Groves Boulevard, Odessa, Florida,
and for Order Directing Clerk to Dis-
tribute Third Party Bidder's Deposit to
Plaintiff entered on November 24, 2025
in the above-referenced matter pending
in the Circuit Court of the Thirteenth
Judicial Circuit in and for Hillsborough
County, Florida, the Clerk of this Court

ST, PLANT CITY, FL 33563 has been
filed against you and you are required
to serve a copy of your written defenses,
if any, to it on Jennifer M. Scott of Kass
Shuler, P.A., plaintiff's attorney, whose
address is P.O. Box 800, Tampa, Florida
33601, (813) 229-0900, on or before
30 days from the first date of publica-
tion, and file the original with the Clerk
of this Court either before service on
the Plaintiff's attorney or immediately
thereafter; otherwise, a default will be
entered against you for the relief de-
manded in the Complaint.

AMERICANS WITH DISABILITY
ACT If you are a person with a dis-
ability who needs an accommodation
in order to access court facilities or
participate in a court proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. To re-
quest 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 Ac-
commodations 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 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: November 24, 2025.

CLERK OF THE COURT
Honorable Victor D. Crist
800 Twiggs Street, Room 530
Tampa, Florida 33602

(SEAL) By: Jennifer Taylor
Deputy Clerk

Jennifer M. Scott
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
011150/2530494/MTS
December 5, 12, 2025 25-03690H

will sell the following described prop-
erty situated in Hillsborough County,
Florida:

Lot 12 of NORTHTON GROVES
SUBDIVISION, according to the
Plat thereof as recorded in Plat
Book 99, Page(s) 60, of the Public
Records of Hillsborough County,
Florida.

Together with all improvements
now or hereafter erected on the
property, and all easements, ap-
purtenances, and fixtures now or
hereafter a part of the property.

For informational purposes only:
8523 Northton Groves Blvd, Odes-
sa, FL 33556

at public sale, to the highest and
best bidder, for cash, on January 22,
2026, beginning at 10:00 a.m., con-
ducted electronically online at http://
www.hillsborough.realforeclose.com.

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

AMERICANS WITH DISABIL-
ITIES ACT. If you are a person with a
disability who needs an accommoda-
tion to participate in a court proceed-
ing, please contact the Court's ADA
Coordinator, Hillsborough County
Courthouse, 800 E. Twiggs St., Room
604, Tampa, Florida 33602, (813) 272-
7040, at least seven (7) days before your
scheduled court appearance or immedi-
ately upon receiving this notification if
the time before the scheduled appear-
ance is less than seven (7) days; if you
are hearing or voice impaired, call 711.

Stephanie C. Lieb, Esquire
Florida Bar No. 0031806
Trenam, Kemker, Scharf,
Barkin, Frye, O'Neill & Mullis, P.A.
101 E. Kennedy Boulevard, Suite 2700
Tampa, FL 33602
slieb@trenam.com
Tel: (813) 223-7474 |
Fax: (813) 229-6553
Attorneys for Gulfside Bank
December 5, 12, 2025 25-03716H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 22-CA-006047

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCAF ACQUISITION TRUST
Plaintiff(s), vs.
MELINDA MICHELLE CECILE;
et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT,
pursuant to Plaintiff's Final Judgment
of Foreclosure entered on November 15,
2025 in the above-captioned action, the
Clerk of Court, Victor D Crist, will sell
to the highest and best bidder for cash
at www.hillsborough.realforeclose.com
in accordance with Chapter 45, Florida
Statutes on the 7th day of January 2026
at 10:00 AM on the following described
property as set forth in said Final Judg-
ment of Foreclosure or order, to wit:

LOT 9 IN BLOCK 2 OF BRAN-
DON LAKES, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 46,
PAGE 23, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.

Property address: 1203 Lake Val-
rico Lane, Valrico, FL 33594

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

Pursuant to the Fla. R. Jud.
Admin. 2.516, the above signed
counsel for Plaintiff designates
attorney@padgettlawgroup.com as its
primary e-mail address for service, in
the above styled matter, of all pleadings
and documents required to be served on
the parties.

AMERICANS WITH DISABIL-
ITY ACT: IF YOU ARE A PERSON
WITH A DISABILITY WHO NEEDS
AN ACCOMMODATION IN ORDER
TO ACCESS COURT FACILITIES OR
PARTICIPATE IN A COURT PRO-
CEEDING, YOU ARE ENTITLED, AT
NO COST TO YOU, TO THE PROVI-
SION OF CERTAIN ASSISTANCE.
TO REQUEST SUCH AN ACCOM-
MODATION, PLEASE CONTACT
THE ADMINISTRATIVE OFFICE OF
THE COURT AS FAR IN ADVANCE
AS POSSIBLE, BUT PREFERABLY
AT LEAST (7) DAYS BEFORE YOUR
SCHEDULED COURT APPEAR-
ANCE OR OTHER COURT ACTIV-
ITY OF THE DATE THE SERVICE IS
NEEDED: COMPLETE A REQUEST
FOR ACCOMMODATIONS FORM
AND SUBMIT TO 800 E. TWIGGS
STREET, ROOM 604 TAMPA, FL
33602. PLEASE REVIEW FAQ'S
FOR ANSWERS TO MANY QUES-
TIONS. YOU MAY CONTACT THE
ADMINISTRATIVE OFFICE OF THE
COURTS ADA COORDINATOR BY
LETTER, TELEPHONE OR E-MAIL.

ADMINISTRATIVE OFFICE OF
THE COURTS, ATTENTION: ADA
COORDINATOR, 800 E. TWIGGS
STREET, TAMPA, FL 33602. PHONE:
813-272-7040; HEARING IM-
PAIRED: 1-800-955-8771; VOICE IM-
PAIRED: 1-800-955-8770; E-MAIL:
ADA@FLJUD13.ORG.

Respectfully submitted,

/s/ Betsy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.

Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312

(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)

attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 22-010733-1
December 5, 12, 2025 25-03732H

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA

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

SECOND INSERTION

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

CASE NO.: 23-CA-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

SOLELY 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 SOLELY 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@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 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.
 1701 West Hillsborough Boulevard
 Suite 400
 Deerfield Beach, FL 33442
 Telephone: (954) 360-9030
 Facsimile: (954) 420-5187
 23-50932

December 5, 12, 2025 25-03692H

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

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

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

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 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

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-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

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

December 5, 12, 2025 25-03722H

SECOND 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

December 5, 12, 2025 25-03707H

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-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 Mortgagee, 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

December 5, 12, 2025 25-03706H