Public Notices

Business Observer

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HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Balm Grove Community Development District

The Board of Supervisors (**"Board"**) of the Balm Grove Community Development District (**"District"**) will hold a regular meeting and public hearing on **Thursday, January 8, 2026, at 2:00 p.m., at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.**

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments (**"Debt Assessments"**) that will secure the District's proposed Special Assessment Bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Expansion Area Master Assessment Methodology Report dated December 4, 2025. The proposed bonds will fund the public improvements described in the Master Report of the District Engineer – Boundary Amendment dated December 4, 2025. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than $71,985,000 principal in debt, inclusive of interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Table of Assessments Per Unit Type

BALM GROVE EXPANSION PARCEL
COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION METHODOLOGY - SPECIAL ASSESSMENT BONDS [1]

PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE TOTAL PRINCIPAL	PRODUCT TYPE ANNUAL ASSMT. [2]	PER UNIT TOTAL PRINCIPAL	PER UNIT ANNUAL ASSMT. [2]
Single Family 40'	1.00	78.00	6.70%	78	$4,823,737	$379,011	$61,843	$4,859
Single Family 50'	1.25	1,012.50	86.98%	810	$62,615,818	$4,919,850	$77,303	$6,074
Single Family 60'	1.50	73.50	6.31%	49	$4,545,445	$357,145	$92,764	$7,289
Totals		1,164.00	100.00%	937	$71,985,000	$5,656,017		

[1] Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 36 month Maximum Capitalized Interest Period.
[2] Includes principal, interest includes discounts less collection fees

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

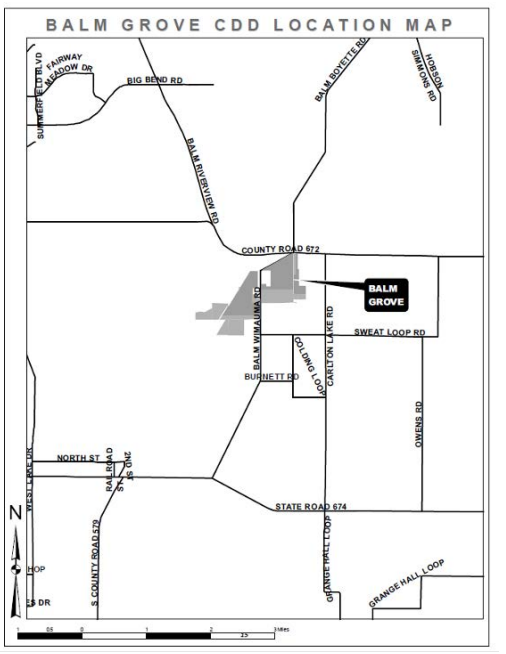
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or 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.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Jayna Cooper, District Manager



RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE, AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the **"Board"**) of the Balm Grove Community Development District (the **"District"**) has determined to construct and/or acquire certain public improvements (the **"Project"**) set forth in the plans and specifications described in the Master Report of the District Engineer – Boundary Amendment dated December 4, 2025 (the **"Engineer's Report"**), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607 (the **"District Office"**); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the **"Debt Assessments"**); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Boundary Amendment Master Assessment Methodology Report dated December 4, 2025, (the **"Assessment Report"**) incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. The Debt Assessments shall be levied to defray all of the costs of the Project.

3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.

5. As stated in the Engineer's Report, the estimated cost of the Project is approximately **$50,109,125** (hereinafter referred to as the **"Estimated Cost"**).

6. As stated in the Assessment Report, the Debt Assessments will defray approximately **$71,985,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.

7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:

a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.

8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.

9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.

10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on December 4, 2025.

Attest:	**Balm Grove Community Development District**
s/ Jayna Cooper	s/ Carlos de la Ossa
Name: Jayna Cooper	Name: Carlos de la Ossa
Title: Assistant Secretary	Title: Chair of the Board of Supervisors

December 19, 26, 2025 25-03804H

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 College Hunks Hauling Junk & Moving located at 4411 W Tampa Bay Blvd in the City of Tampa, Hillsborough, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of December, 2025

CHHJ FL Fort Myers, LLC

December 19, 2025 25-03878H

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 Coach Laura Wellness Concierge located at 10554 Laguna Plains Dr in the City of Riverview, Hillsborough, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of December, 2025

Laura Rogers

December 19, 2025 25-03829H

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 Life Fully Funded located at 10547 Bermuda Isle Dr in the City of Tampa, Hillsborough, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of December, 2025

Paul Griffith, Member

Griffith Enterprises, LLC

December 19, 2025 25-03848H

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 City Pro Guide located at 2424 Tampa Bay Blvd M406 in the City of Tampa, Hillsborough, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of December, 2025

Michele Frasure

Michele Frasure

December 19, 2025 25-03884H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sotereon.ai located at 5411 Skycenter Drive, Suite 625, Tampa, FL 33607 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough County Florida, this 15th day of December 2025

The Indoor Lab, LLC

December 19, 2025 25-03849H

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 Alligator Air Solutions LLC located at 10529 Walker Vista Dr in the City of Riverview, Hillsborough, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of December, 2025

David B Harding

December 19, 2025 25-03883H

FIRST INSERTION

WESTCHESTER SPECIAL DEPENDENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Westchester Special Dependent 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, 2027, 2028, 2029, and 2030, with an option for two additional annual renewals. The District is a special dependent district created for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Hillsborough County, Florida, and has an annual operating budget of approximately $96,956. The final contract will require that, among other things, the audit for Fiscal Year 2025 be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under applicable Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy Audits, and the audit(s) shall be conducted in accordance with Florida Law statutory and additional applicable deadlines, 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) electronic copy of their proposal to Alize Aninipot, District Manager, Inframark, 2005 Pan Am Circle, Suite 200, Tampa, FL 33607, in an envelope marked on the outside "Auditing Services – Westchester Special Dependent District" Proposals must be received by 12:00 PM on **January 2, 2026,** at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Westchester SDD

Alize Aninipot, District Manager

December 19, 2025 25-03888H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of SIAA Xchange Insurance Services located at: 234 Lafayette Road in the city of Hampton, NH 03842 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 16 day of December 2025.

OWNER:

SIAA XCHANGE, LLC

234 Lafayette Road

Hampton, NH 03842

December 19, 2025 25-03864H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 1f Event Tech located at 2320 Ashberry Ridge Drive, in the County of Hillsborough, in the City of Plant City, Florida 33563 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Plant City, Florida, this 16th day of December, 2025.

1F EVENT TECHNOLOGY SOLUTIONS LLC

December 19, 2025 25-03879H

--- PUBLIC SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of CRABS LACROSSE located at: 4350 WEST CYPRESS STREET, SUITE 144 in the city TAMPA, FL 33607 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 16 day of December 2025.
OWNER:
BALTIMORE LACROSSE COMPANY, LLC
4350 WEST CYPRESS STREET, SUITE 144
TAMPA, FL 33607
December 19, 2025 25-03862H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of BALTIMORE CRABS located at: 4350 WEST CYPRESS STREET, SUITE 144 in the city TAMPA, FL 33607 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 16 day of December 2025.
OWNER:
BALTIMORE LACROSSE COMPANY, LLC
4350 WEST CYPRESS STREET, SUITE 144
TAMPA, FL 33607
December 19, 2025 25-03863H

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Mangrove Point and Mangrove Manor Community Development District (**"District"**) hereby gives notice of its intent to develop rules related to common area pond and enforcement rules. The proposed Rule Number is Pond 2026-07. The Proposed Rule will address such areas as usage of the lake or pond areas on District property, notice regarding the same, and other District penalties related to the same.

The purpose and effect of these rules is to provide for efficient and effective District operations for the benefit of District residents and the public. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.69, 190.011, 190.012, 190.035 and 190.041 Florida Statutes. A public hearing will be conducted by the District on January 28, 2026, at 11:15 a.m., at D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619.

Additional information regarding the public hearing may be obtained from the District's website, https://mangrovepointandmangrovemanorcdd.net/ or by contacting the District Manager, Andrw Kantarzhi, at kantarzhia@whhassociates.com or by calling (561) 571-0010. A copy of the proposed rule may be obtained by contacting the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010.

Andrew Kantarzhi, District Manager
December 19, 2025 25-03844H

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR DISTRICT ENGINEERING SERVICES CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT

RFQ for District Engineering Services

The Creek Preserve Community Development District ("District"), located in Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District's capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant's professional personnel, including but not limited to the number of employees working with community development districts directly including support staff; (b) the Applicant's willingness to meet time and budget requirements; (c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant's headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District; and (g) proposed billing structure (i.e. fixed fee or hourly rate). **The Applicant will be required to attend, in person, the monthly meetings of the Board of Supervisors.** Further, each Applicant must identify the specific individual (and support staff) affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) electronic and may submit one (1) hard copy of the Qualification Statement by **12:00 p.m. (EST), on Friday, January 2, 2026,** to the attention of District Manager Richard McGrath, rmcgrath@gms-tampa.com, 4530 Eagle Falls Place, Tampa, FL 33619 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with District Counsel, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with District Counsel, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars ($10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

December 19, 2025 25-03807H

CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com
LV20890_V2

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Trujillo Civil Litigation, P.A., desiring to engage in business under the fictitious name of Sanchez & Trujillo, P.A. located at 4806 N. Habana Avenue Tampa, Florida 33614 intends to register the said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
December 19, 2025 25-03814H

FIRST INSERTION

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on January 6, 2026, at 6:00 p.m. at the Lakehouse, located at 12586 Bergstrom Bay, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Triple Creek Community
Development District
Matt O'Nolan, District Manager
December 19, 2025 25-03808H

FIRST INSERTION

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

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on January 08, 2026, at 10:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

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

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

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

Stephanie DeLuna, District Manager
December 19, 2025 25-03824H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of JCDC Consulting, located at 714 Pinckney Drive, in the City of Apollo Beach, County of Hillsborough, State of FL, 33572, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 15 of December, 2025.
John Robert Crawford
714 Pinckney Drive
Apollo Beach, FL 33572
December 19, 2025 25-03834H

FIRST INSERTION

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the **"District"**) will be held on Thursday, January 8, 2026, at 6:00 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

District Manager
December 19, 2025 25-03847H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on February 19, 2026 at 9:00 AM the following vehicles(s) may be sold at public sale at 206 E ROBERTSON STREET BRANDON, FL 33511 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.

3C3AY75S75T336579
2005 CHRYSLER 3237.06

The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:

Lienor Name: YOUR TITLE
Lienor Address: 214 E ROBERTSON STREET, BRANDON, FL 33511
Lienor Telephone #: 727-432-3565
MV License #: 5
Location of Vehicles: 206 E ROBERTSON STREET BRANDON, FL 33511

The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the HILLSBOROUGH County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.

December 19, 2025 25-03819H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Frances Chatneuff / ENVIRONMENTAL MANAGEMENT ACQUISITION, LLC will engage in business under the fictitious name ALLWATER AQUATIC RESOURCE MANAGEMENT, with a physical address 4480 EAGLE FALLS PLACE TAMPA, FL 33619, with a mailing address 4480 EAGLE FALLS PLACE TAMPA, FL 33619, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

December 19, 2025 25-03813H

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO ADOPT REVISED GENERAL RULES OF PROCEDURE OF THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

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

In accordance with Chapters 120 and 190, Florida Statutes (2025), as amended, the hearing will provide an opportunity for the public and the Board of Supervisors to address and consider amendments to the District's General Rules of Procedure The proposed changes may be adjusted at the public hearing pursuant to discussion by the District Board and public comment.

Legal authority for the amendments, and the provisions of the Florida Statutes being implemented, includes Chapter 120 and 190, Florida Statutes, generally, and Sections 190.011, 190.035 and 120.54, Florida Statutes (2025), as amended.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541, Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

Copies of the currently proposed amendments may be obtained by contacting the District Manager Kristee Cole, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL, 33607, Telephone: 813-382-7355. On Friday, December 12, 2025, a Notice of Rule Development was published in the Legal Business Observer of Florida.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the District with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Manager at the address and number above.

One or more Board members may participate by telephone. At the above location, there will be present a speaker telephone so that Board members and Staff can attend at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

Kristee Cole, District Manager
December 19, 2025 25-03806H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 01/12/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

NAME: LOBO TIRES SERVICES INC 1GTW7FCFXF1908323 2015 GMC 9160.00 TEL:813-697-1791 MV#: MV96779 LOCATION: 4223 W WATERS AVE TAMPA, FL 33614/

NAME: FONTENANCY AUTO REPAIR LLC SAJXJ1CD0K8W20336 2019 JAGU 15037.41/ 2HKRW1H86KH511403 2019 HOND 11179.01/ 2T3K1RFV9SW401834 2025 TOYT 15950.54 / 1GNSCNKD6NR212313 2022 CHEV 16592.84/ 3C63RRJL9LG293419 2020 RAM 19199.64/ 4T1C11AK2PU792103 2023 TOYT 15980.96/ KM8R7DGE1RU716662 2024 HYUN 18427.51 TEL:813-697-1791 MV#: MV112428 LOCATION: 9808 BAY ST, TAMPA, FL 33635/

NAME: ELITE AUTO KARE "LLC" 4JGFB5KE6PA952401 2023 MERZ 46522.52/ STE61792A121 2021 STE 52268.78/ 5J8YD8H96NL000195 2022 ACUR 30287.12/ 1GNSKNKD6MR324305 2021 CHEV 32903.63/ 1V2FE2CA3SC213875 2025 VOLK 35948.63 TEL:813-697-1791 MV#: MV100434 LOCATION: 7120 E FOWLER AVE TAMPA, FL 33617/

NAME: ELITE AUTO NORTH FLORIDA (DBA) NORTH TAMPA WHOLESALE LLC 1GNS5MRDXSR403058 2025 CHEV 17945.94/ 1V2FE2CA9SC206557 2025 VOLK 18382.04 TEL:813-697-1791 MV#: MV-111599 LOCATION: 13950 N FLORIDA AVE TAMPA, FL 33613/

NAME: AUTOMOTIVE LL87 LLC 2T3W1RFV2MC161287 2021 TOYT 15335.30/ 1C6RREBG8MN748841 2021 RAM 14552.42/ 3C6UR5FJ4MG507786 2021 RAM 42750.59 TEL:813-697-1791 MV#: MV115698 LOCATION: 5510 N HIMES AVE, TAMPA, FL 33614/

NAME: VISBAL BODY SHOP INC 3KPF24AD5PE682257 2023 KIA 11642.48/ 1C6SRFMP1SN541631 2025 RAM 36045.49/ 1N4BL4BV7LC191974 2020 NISS 7713.43/ JN8BT3BA7PW428392 2023 NISS 12381.08 / 5TDKDRAH4RS539348 2024 TOYT 15384.47 / 1GKS1BKC8KR120883 2019 GMC 12550.45/ TEL:813-697-1791 MV#: MV-104591 LOCATION: 9254 LAZY LN TAMPA, FL 33614/

NAME: CACHIMBA BODYSHOP LLC 2HGFG3B58CH550354 2012 HOND 1968.92 / 1C4RJFAG0NC111205 2022 JEEP 11751.00 TEL:813-697-1791 MV#: MV113891 LOCATION: 9246 LAZY LN TAMPA, FL 33614/

NAME: FAST SERVICES FLORIDA LLC 4T1BF1FK5FU115065 2025 TOYT 4983.12 / 2C3CDXCT1FH785220 2015 DODG 6267.12 TEL:813-697-1791 MV#: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603/

NAME: TMT AUTO REPAIR LLC 2C3CCABG6FH932197 2015 CHRY 6267.12 TEL:813-697-1791 MV#: MV109899 LOCATION: 4402 DEVONSHIRE RD TAMPA, FL 33634/

NAME: NEBRASKA MUFFLERS AND AUTO REPAIR, LLC 5UXCY6C04N9N23981 2022 BMW 18024.45 / 5YM23CS08P9S36813 2023 BMW 18787.63 TEL:813-697-1791 MV#: MV104203 LOCATION: 7409 N NEBRASKA AVE, TAMPA, FL 33604/

NAME: TAMPA TRUCK PROS LLC 2T3W1RFV6NC189952 2022 TOYT 15876.00 / 3C6UR5DL6HG771375 2017 RAM 17950.00 TEL:813-697-1791 MV#: MV113977 LOCATION: 6901 E BROADWAY AVE, TAMPA, FL 33619/

December 19, 2025 25-03838H

FIRST INSERTION

Health Resources and Services Administration NOTICE TO THE PUBLIC OF FINDING OF NO SIGNIFICANT IMPACT For LWVI Pediatric Vision Health Center

In accordance with the National Environmental Policy Act, the Council on Environmental Quality regulations for implementing NEPA (40 CFR Parts 1500 through 1508) and the HHS General Administration Manual Part 30 Environmental Protection (February 25, 2000), HRSA has determined that the LWVI Pediatric Vision Health Center proposed by Lions World Vision Institute, Inc. will have no significant adverse impact on the quality of the human environment. As a result of this FONSI, an Environmental Impact Statement will not be prepared.

The Health Resources and Services Administration (HRSA) of the Department of Health and Human Services (HHS) provides discretionary grant and cooperative agreement awards to support health centers expand their capacity to provide primary and preventive health care services to medically underserved populations nationwide.

Lions World Vision Institute, Inc. in Tampa, Florida has applied for HRSA grant funding. The applicant proposes to use grant funds to construct the LWVI Pediatric Vision Health Center located at 2112 East 3rd Avenue Tampa, Florida 33605 The applicant has submitted an Environmental Assessment (EA) that documents impacts of the proposed action. This EA is incorporated by reference into this FONSI.

Additional project information is contained in the Environmental Assessment for this project, which is on file at the following address for public examination upon request between the hours of 9 a.m. and 5 p.m., Monday through Friday.

Location
1410 N. 21st Street
Tampa, Florida 33605
Attn: Jason K. Woody
Phone: (813) 289-1200
Email: Jason.Woody@lwvi.org

No further environmental review of this project is proposed prior to final approval from HRSA.

Public Comments

Any individual, group, or agency disagreeing with this determination or wishing to comment on this project may submit written comments to the Lions World Vision Institute, Inc. Attn: Jason K. Woody, President/CEO, at the above referenced address.

HRSA will consider all comments received within 15 days of this "Notice" prior to final approval from HRSA.

#38586139v2
December 19, 26, 2025 25-03839H

--- PUBLIC SALES ---

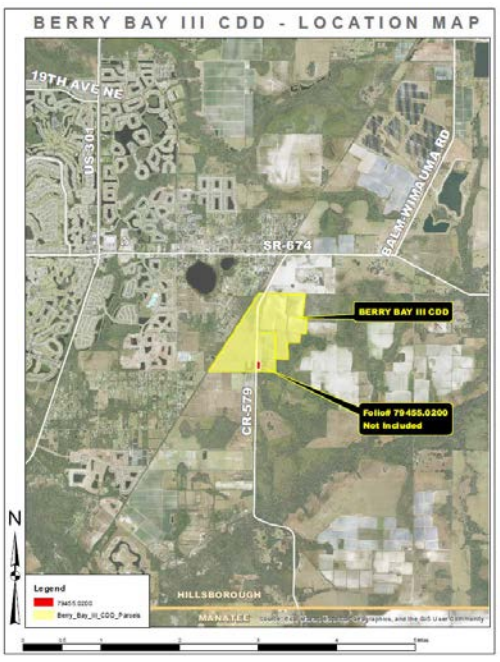
FIRST INSERTION

NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners
To Consider the Establishment of the
Berry Bay III Community Development District

DATE: January 13, 2026
TIME: 9:00 a.m.
LOCATION: Boardroom – 2nd Floor of the Frederick B. Karl County Center
601 E. Kennedy Blvd.
Tampa, Florida 33602

NOTICE OF PUBLIC HEARING



In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., Tuesday, January 13, 2026, at the Board of County Commissioners Boardroom, 2nd Floor, County Center, 601 E. Kennedy Blvd, Tampa, FL 33602, to consider an Ordinance to grant a petition to establish the boundaries of the Berry Bay III Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE ESTABLISHING THE BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESIGNATING THE FIVE PERSONS TO SERVE AS THE INITIAL BOARD MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The proposed Berry Bay III Community Development District will be comprised of approximately **506.519** acres, generally located east of U.S. HWY 301, and South of State Road 674, in Hillsborough County, Florida. The petitioner has proposed to establish the Berry Bay III Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012, Florida Statutes.

Copies of the petition, the proposed ordinance, and department reports are open to public inspection at the Clerk of the Board of County Commissioners of Hillsborough County, 419 Pierce Street, Room 140, Tampa, Florida 33602.

ABOUT THE HEARING

You may attend this public hearing in person at the Board of County Commissioners Boardroom, 2nd Floor, County Center, 601 E Kennedy Blvd, Tampa, FL 33602.

You may also participate in this public hearing virtually, by means of communications media technology. In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) during the public hearing. Anyone who wishes to speak at this public hearing virtually will be able to do so by completing the online Public Comment Signup Form found at: HillsboroughCounty.org/SpeakUp.

You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chair will call on speakers by name in the order in which they have completed the online Public Comment Signup Form. Prioritization is on a first-come, first-served basis. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Up to three (3) minutes are allowed for each speaker. **Signups for a public hearing will close 30 minutes prior to the scheduled start of the hearing.**

Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

You may also submit comments or any documents prior to the meeting by sending them to boccrec@hillsclerk.com or by uploading them with the Public Comment Form.

Additional instructions for providing public input can be found on the County's website, HCFLGov.net.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- Listening to the public hearing on smartphones by going to the above YouTube link.

If you have any questions or need additional information for providing public input, you may call (813) 307-4739.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings.

December 19, 26, 2025; January 2, 9, 2026 25-03845H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Hampton Inn & Home2Suites Tampa Downtown Channel District located at: Claremont Companies, Two Lakeshore Center in the city of Bridgewater, MA 02324 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 16 day of December 2025.
OWNER:
1155 East Kennedy Suites LLC
Claremont Companies,
Two Lakeshore Center
Bridgewater, MA 02324
December 19, 2025 25-03860H

FIRST INSERTION

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for refinishing the main concourse traffic coating at Raymond James Stadium.

BID #25-03
Refinish Main Concourse Traffic Coating, Raymond James Stadium

MANDATORY PRE-BID CONFERENCE
Tuesday, January 6, 2026 at 10am
(Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE
Tuesday, January 13, 2026
not later than 10am

Bid packages will be available for distribution on Friday, December 19, 2025. Documents are also available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 16th Day of December 2025.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
December 19, 2025 25-03869H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of FLORIDA CRABS located at: 4350 WEST CYPRESS STREET, SUITE 144 in the city TAMPA, FL 33607 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 16 day of December 2025.
OWNER:
BALTIMORE LACROSSE COMPANY, LLC
4350 WEST CYPRESS STREET, SUITE 144
TAMPA, FL 33607
December 19, 2025 25-03861H

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-003094
Division: A
IN RE: ESTATE OF
Karen Jean Lo Cicero
Deceased.

The administration of the ESTATE OF KAREN JEAN LO CICERO, deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 25-CP-003094; the address of which is George Edgecomb Courthouse, 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmature, contingent or unliquidated claims, on whom a copy of this notice is 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.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmature, contingent or unliquidated claims, 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 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: 12/19/25

Personal Representative:
KAYDELL WRIGHT-DOUGLAS, ESQ.
110 N. Armenia Ave., Suite A
Tampa, FL 33609
Attorney for Personal Representative:
JASON C. KAO, ESQUIRE
Florida Bar No.: 47344
110 N. Armenia Ave., Suite A
Tampa, FL 33609
Tel.: (813) 291-4846
E-mail: jkao@jasonkaolaw.com
December 19, 26, 2025 25-03859H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 24-CA-001483
TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHULA ROBERSON A/K/A SHULA MAE ROBERSON; BENJAMIN ROBERSON A/K/A BENJAMIN D. ROBERSON; SHERRY PERRY; RAYMOND ROBERSON; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN SPOUSE OF SHULA ROBERSON A/K/A SHULA MAE ROBERSON; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHRISTOPHER LARUE ROBERSON A/K/A CHRISTOPHER ROBERSON A/K/A CHRISTOPHER PERRY; KRISTEN ROBERSON; BRIANNA ROBERSON; UNKNOWN SPOUSE OF KRISTEN ROBERSON; UNKNOWN SPOUSE OF BRIANNA ROBERSON; UNKNOWN SPOUSE OF CHRISTOPHER LARUE ROBERSON A/K/A CHRISTOPHER ROBERSON A/K/A CHRISTOPHER PERRY; UNKNOWN SPOUSE OF BENJAMIN ROBERSON A/K/A BENJAMIN D. ROBERSON; UNKNOWN SPOUSE OF SHERRY PERRY; UNKNOWN SPOUSE OF RAYMOND ROBERSON,
Defendant(s).

TO: UNKNOWN SPOUSE OF SHULA ROBERSON A/K/A SHULA MAE ROBERSON; UNKNOWN SPOUSE OF CHRISTOPHER LARUE ROBERSON A/K/A CHRISTOPHER ROBERSON A/K/A CHRISTOPHER PERRY; UNKNOWN SPOUSE OF SHERRY PERRY
LAST KNOWN ADDRESS: 1716 LANCELOT LOOP, TAMPA, FL 33619
TO: UNKNOWN SPOUSE OF RAYMOND ROBERSON
LAST KNOWN ADDRESS: 4301 GRAND AVENUE PKWY, APT. 303, AUSTIN, TX 78728
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHRISTOPHER LARUE ROBERSON A/K/A CHRISTOPHER ROBERSON A/K/A CHRISTOPHER PERRY
LAST KNOWN ADDRESS: UNKNOWN

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

LOT 12, BLOCK 32, CLAIRMEL 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.
PROPERTY ADDRESS: 1716 LANCELOT LOOP, TAMPA, FL 33619

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before 01/19/2026, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed.

If you are an individual with a disability who needs an accommodation in order access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, 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.

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of DEC 12 2025.

CLERK OF THE CIRCUIT COURT
(SEAL) BY: Patricia Corbin
DEPUTY CLERK
FRENKEL LAMBERT WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD.,
Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233 Ext. |
FAX: (954) 200-7770
EMAIL
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-098007-F00
December 19, 26, 2025 25-03885H

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu option
or email
legal@businessobserverfl.com
LV08788_V6
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

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-004248
IN RE: THE ESTATE OF KAREN LUNDBERG RAYMOND A/K/A KAREN L. RAYMOND,
Deceased.

The administration of the Estate of Karen Lundberg Raymond a/k/a Karen L. Raymond, deceased, whose date of death was November 10, 2024, File Number 25-CP-004248, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, 800 Twiggs Street, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILEDWITHIN 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 19, 2025.

Personal Representative
ROBERT P. RAYMOND
Personal Representative
6051 Marsh Trail Dr
Odessa, FL 33556
Attorney for Personal Representative
Jerrold Slutzky, Esq.
Attorney for Personal Representative
Florida Bar Number: 95747
Slutzky Law Firm
853 Main Street, Suite A
Safety Harbor, FL 34695
Telephone: (727) 475-6200
Email: jerryslulaw@gmail.com
December 19, 26, 2025 25-03881H

FIRST INSERTION

NOTICE TO CREDITORS
(ancillary)
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NUMBER 25-CP-003265
PROBATE DIVISION A
IN RE: ESTATE OF MARVIN E. MILLER,
deceased

The ancillary administration of the estate of MARVIN E. MILLER, deceased, whose date of death was November 6, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida, 33602. The names and addresses of the ancillary personal representatives and the ancillary personal representatives' 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 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.

A Personal Representative has no duty to discover whether any property held at the time of the decedent's death by 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: December 19, 2025.

Ancillary Personal Representatives:
TRENT J. MILLER
832 Deering Court
West Chicago, Illinois 60185
THERON J. MILLER
121 Kelsay Road
Ten Mile, Tennessee 37880
Attorneys for the Ancillary Personal Representatives:
ASHLEY CRISPIN ACKAL, ESQ.
Florida Bar Number 037495
MCDONALD HOPKINS, LLC
501 South Flagler Drive, Suite, 200
West Palm Beach, Florida 33401
Telephone: 561-472-2121
Telecopier: 561-572-2122
acrispinackal@mcdonaldhopkins.com
tdodson@mcdonaldhopkins.com
December 19, 26, 2025 25-03817H

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners To Consider the
Boundary Amendment of the Berry Bay Community Development District

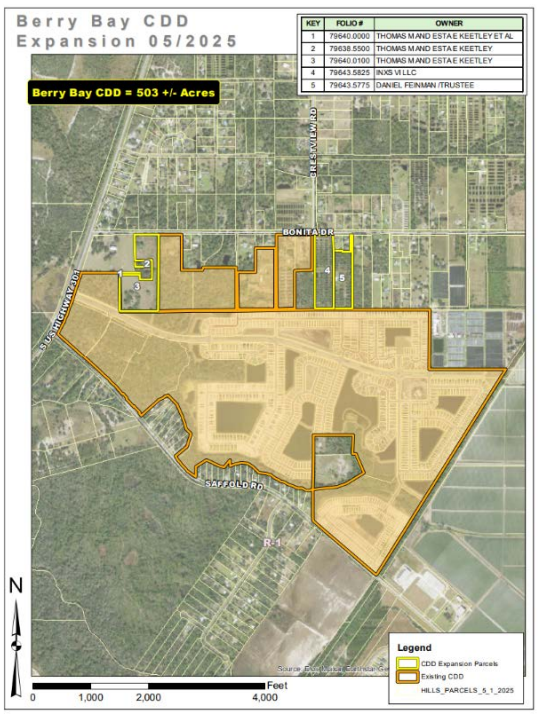
DATE:	January 13, 2026
TIME:	9:00 a.m.
LOCATION:	Boardroom – 2nd Floor of the Frederick B. Karl County Center 601 E. Kennedy Blvd. Tampa, Florida 33602

NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., Tuesday, January 13, 2026, at the Board of County Commissioners Boardroom, 2nd Floor, County Center, 601 E. Kennedy Blvd, Tampa, FL 33602, to consider an Ordinance granting a petition to amend the boundaries of the Berry Bay Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 20-7, AS AMENDED BY ORDINANCE NO. 24-22, OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; AMENDING THE BOUNDARIES OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE NO. 20-7 AND ORDINANCE NO. 24-22 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Currently, the Berry Bay Community Development District comprises approximately 474 +/- acres, located entirely within Hillsborough County, Florida. It is generally located in an area encompassed by U.S. HWY 301 to the west, County Road 579 to the east, Saffold Road to the south, and State Road 674 to the north. The petitioner has proposed to amend the boundaries of the Berry Bay Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities per Section 190.012, Florida Statutes. After the amendment, the District will comprise approximately 506.46+/- acres.



Copies of the petition, department reports, and proposed ordinance are open to public inspection at the office of the Clerk of the Board of County Commissioners of Hillsborough County at 419 Pierce Street, Room 140, Tampa, Florida 33602.

ABOUT THE HEARING

You may attend this public hearing in person at the Frederick B. Karl County Center, 2nd Floor Board Room, 601 E Kennedy Boulevard, Tampa, Florida 33602.

You may also participate in this public hearing virtually, by means of communications media technology. In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) during the public hearing. Anyone who wishes to speak at this public hearing virtually will be able to do so by completing the online Public Comment Signup Form found at: HCFL.gov/SpeakUp.

You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chair will call on speakers by name in the order in which they have completed the online Public Comment Signup Form. Prioritization is on a first-come, first-served basis. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. **Signups for a public hearing will close 30 minutes prior to the scheduled start of the hearing.**

Public comments offered using communications media technology will be afforded equal consideration as if the public comments were provided in person.

You may also submit comments or any documents prior to the meeting by sending them to boccrec@hillsclerk.com or by uploading them with the Public Comment Form.

Additional instructions for providing public input can be found on the County's website, HCFLGov.net.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- Listening to the public hearing on smartphones by going to the above YouTube link.

If you have any questions or need additional information for providing public input you may e-mail hearings@hcflgov.net or call (813) 307-4739.

All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings.

December 19, 26, 2025; January 2, 9, 2026 25-03846H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003038, Division A
IN RE: ESTATE OF ALICE LOUISE BRICKNER A/K/A ALICE LOUIS BRICKNER Deceased.

The administration of the estate of ALICE LOUISE BRICKNER a/k/a ALICE LOUIS BRICKNER, deceased, whose date of death was July 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 19, 2025.

Personal Representative:
Mary Carmen Brickner
4851 W. Gandy Blvd. Lot B1041
Tampa, Florida 33611
Attorney for Personal Representative:
/s/ Debra L. Dandar
DEBRA L. DANDAR, Attorney
Florida Bar Number: 118310
TAMPA BAY ELDER LAW CENTER
3611 West Azeele Street
Tampa, FL 33609
Telephone: (813) 282-3390
Fax: (813) 902-3829
Debra@TBELC.com
December 19, 26, 2025 25-03815H

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-003945
In Re: Estate of George Harrison Eldridge Jr. Deceased.

The administration of the estate of George Harrison Eldridge Jr., deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 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 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 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 Decedent's death by Decedent or Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216–732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SER 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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 19, 2025.

Personal Representative:
Maurice Brown
c/o William C. Roof
The Florida Estate Firm
2600 E. Robinson Street
Orlando, FL 32803
Attorney for Personal Representative:
William C. Roof, Esq.
FBN 118888
The Florida Estate Firm
2600 Robinson Street
Orlando, FL 32803
(407) 986-3030
eservice@estatefirmfl.com
wcr@estatefirmfl.com
December 19, 26, 2025 25-03868H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-4261
Division B
IN RE: ESTATE OF ANGELA BROWN, A/K/A ANGELA JUARISTIC DE BROWN Deceased.

The administration of the estate of Angela Brown, a/k/a Angela Juaristic De Brown, deceased, whose date of death was November 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 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 19, 2025.

Personal Representative:
/s/ George Juaristic
George Juaristic
4101 SW 7th Avenue Rd.
Ocala, FL 34471
Attorney for Personal Representative:
/s/ Brian P. Buchert
Brian P. Buchert, Esquire
Florida Bar Number: 55477
3249 W. Cypress Street, Ste. A
Tampa, Florida 33607
Telephone: (813) 434-0570
Fax: (813) 422-7837
E-Mail:
BBuchert@BuchertLawOffice.com
December 19, 26, 2025 25-03887H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002313
Division PROBATE
IN RE: ESTATE OF RAYMOND M. LEICH A/K/A RAYMOND MARK LEICH Deceased.

The administration of the estate of RAYMOND M. LEICH A/K/A RAYMOND MARK LEICH, deceased, whose date of death was December 24, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 East 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is December 19, 2025.

CURTIS R. LEICH
2308 Rumble Lane
Edmond, Oklahoma 73034
Personal Representative
PRESERVATION LAW FIRM
/s/ Adam T. Rauman
Adam T. Rauman, Esquire
Florida Bar Number: 85296
1920 East Bay Drive
Largo, FL 33771
Phone: (727) 250-0432
Fax: (727) 250-0006
E-mail:
eservice@preservationlawfirm.com
Attorney for Personal Representative:
December 19, 26, 2025 25-03816H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003968
Division A
IN RE: ESTATE OF JOY ELAINE DUNN Deceased.

The administration of the estate of Joy Elaine Dunn, deceased, whose date of death was May 7, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. 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, 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 19, 2025.

Personal Representative:
Paul Christopher Dunn
4417 S Michigan Ave.
Chicago, Illinois 60653
Attorney for Personal Representative:
Robert W. Bible, Jr., Attorney
Independent of Counsel
Florida Bar Number: 561398
Pippen Law Group, PLLC
10225 Ulmerton Rd., Bldg. #11
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Robert@attypip.com
Secondary E-Mail: Suzie@attypip.com
December 19, 26, 2025 25-03823H

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V33

--- ESTATE ---

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-004145
IN RE: ESTATE OF DIANNE KAY HORNE, Deceased.

The administration of the estate of DIANNE KAY HORNE, Deceased, whose date of death was October 16, 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 19, 2025.

STEVEN HORNE,
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:
angelica@srblawyers.com
December 19, 26, 2025 25-03843H

FIRST INSERTION

NOTICE OF PUBLIC SALE:
Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 01/17/2026 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

4T1BF1FK7EU815605
2014 TOYOTA CAM
1FTYR3XM4FKA86400
2015 FORD TRANSIT
5TFDM5F11BX019198
2011 TOYT TUNDRA CREWM
2T3WFREV8EW078806
2014 TOYT RAV
JTEBU5JR5A5003144 2010
TOYOTA MOTOR CO 4RUNNER
1FTFW1EV4AFA67668
2010 FORD LGT CONVTN
2T1BR32E55C388395
2005 TOYOTA UCS

December 19, 2025 25-03818H

FIRST INSERTION

NOTICE OF PUBLIC SALE:
Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 01/23/2026 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

5TFJX4GNXEX032607
2014 TOYT TACOMA
WDDSJ4EB2EN038627
2014 MERCEDES-BENZ CLA 250
JTEBU14R778099631
2007 TOYOTA MOTOR CO 4RUNNER
KM8J3CA21JU825418
2018 HYUNDAI TUCSON VALUE/LIMITED
JHLRM3H76CC004221
2012 HONDA CR-V
4T4BF3EK4AR009573
2010 TOYOTA CAMRY/SE/LE/XLE
2T1BU4EE3BC553288
2011 TOYOTA COROLLA BASE/S/LE

December 19, 2025 25-03882H

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-003855
IN RE: THE ESTATE OF DANIEL JOSEPH BOND, Deceased.

The administration of The Estate of DANIEL JOSEPH BOND, whose date of death was August 16,2025 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 19, 2025.

Personal Representative is:
CLAIRE MARIE UPTON
207 S Port Royal Lane
Apollo Beach, FL 33572
/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 19, 26, 2025 25-03867H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004182
IN RE: ESTATE OF GERDA A. MARCELLETTI Deceased.

The administration of the estate of GERDA A. MARCELLETTI deceased, whose date of death was September 7, 2025; File Number 25-CP-004182 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 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 19, 2025.

GLORIA SESTITO
Personal Representative
2815-58th Circle South
St. Petersburg, FL 33712
WILLIAM K. LOVELACE
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Avenue
Clearwater, Florida 33756
(727)-446-1036
SPN 01823633
FBN 0016578
Attorney for Personal Representative
December 19, 26, 2025 25-03874H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 22-CA-005816
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEITH WILLIAM MILLER, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 06, 2025, and entered in 22-CA-005816 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 RCAF ACQUISITION TRUST is the Plaintiff and BANK OF AMERICA, N.A.; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEITH WILLIAM MILLER, DECEASED; VALERIE MILLER; AMANDA MILLER; ESTATE OF KEITH WILLIAM MILLER and VALERIE SUZANNE MILLER, PERSONAL REPRESENTATIVE; MERANDA UNIS, GUARDIAN FOR ZARA BROOKE CHEROKEE MILLER, A MINOR 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 January 05, 2026, the following described property as set forth in said Final Judgment, to wit:

BEGIN AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTHERLY 1359.68 FEET, THENCE EASTERLY 30 FEET, THENCE SOUTHERLY 211 FEET TO THE POINT OF BEGINNING, THENCE EASTERLY 135 FEET, THENCE SOUTHERLY 100 FEET, THENCE WESTERLY 135 FEET, THENCE NORTHERLY 100 FEET TO THE POINT OF BEGINNING AND
FROM THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE SOUTHERLY 1359.68 FEET, THENCE EASTERLY 30 FEET, THENCE SOUTHERLY 30 FEET TO THE POINT OF BEGINNING, THENCE EASTERLY 186.23 FEET, THENCE SOUTHERLY 281.0 FEET, THENCE WESTERLY 51.23 FEET, THENCE NORTHERLY 100 FEET, THENCE WESTERLY 135 FEET, THENCE NORTHERLY 181 FEET TO THE POINT OF BEGINNING.

Property Address: 3532 JOHN MOORE RD, BRANDON, FL 33511

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

IMPORTANT

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

Dated this 16 day of December, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
20-072448 - ErS
December 19, 26, 2025 25-03872H

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-007362
SECTION # RF
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
DEANNA SEIBEL; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; SYNCHRONY BANK; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF DEANNA SEIBEL; 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 07 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 1/2 OF LOT 1 IN BLOCK 2 AND THE NORTH 1/2 OF THE ALLEY ABUTTING THEREON IN MERRIAMS SUBDIVISION, AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 35, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 18, TOWNSHIP 29 SOUTH, RANGE 19 EAST.

PROPERTY ADDRESS: 2506 N 12TH STREET, TAMPA, FL 33605

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

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

Dated this 01 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
25-03024
December 19, 26, 2025 25-03805H

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-000700
PLANET HOME LENDING, LLC,
Plaintiff, v.
FIDEL ORTEGA DURAN, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated December 1, 2025, issued in and for Hillsborough County, Florida, in Case No. 24-CA-000700, wherein PLANET HOME LENDING, LLC is the Plaintiff, and FIDEL ORTEGA DURAN and GUADALUPE BENITEZ JAIMES 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 09, 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:

THE NORTH 120 FEET OF LOT 125, MAP OF RUSKIN CITY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 75, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: U-07-32-19-1V5-000000-00125.0

Property Address: 806 W Shell Pt. Rd., Ruskin, FL 33570

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 11th 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 19, 26, 2025 25-03820H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-6279
5801 MIDDLESEX INC., A FLORIDA CORPORATION
PLAINTIFF, VS.
TRUSTEEBIZ INC. AS TRUSTEE FOR DIANA S. CRAIG – TARA LAND TRUST
DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Final Judgment of Foreclosure dated December 3, 2025, and entered in the case having the case number 25-CA-6279 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein 5801 Middlesex Inc., is the Plaintiff and Trusteebiz Inc. as Trustee for Diana S. Carig-Tara 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, at, on January 9, 2026 beginning at 10:00 AM the following described property as set forth in said Default In Rem Final Judgment of Foreclosure, to wit:

Legal Description: Lot 5, Block 4, Ashely Oaks, Unit No. 1, as per plat thereof, recorded in Plat Book 60, Page 24, of the Public Records of Hillsborough County, Florida.

More commonly known as: 10440 Tara Dr., Riverview, FL. 33578 ("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. Twiggs Street, Room 604, Tampa, FL. 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated December 10, 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 19, 26, 2025 25-03811H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004199
IN RE: ESTATE OF ROBERT A. MAZZONE Deceased.

The administration of the estate of Robert A. Mazzone, deceased, whose was found deceased on November 6, 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 19, 2025.

Personal Representative:
Alexandra Mazzone
2537 N. Thatcher Ave
River Grove, IL 60171
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 19, 26, 2025 25-03873H

--- ACTIONS / SALES ---

FIRST INSERTION

AMENDED NOTICE OF SALE
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 2025-CA-3703
PARKWEST HOLDINGS, LLC, a Florida limited liability company,
Plaintiff, vs.
BROWN & JACKMAN, LLC, a Florida limited liability company; WILLIE LEE BROWN, an individual; HARRIET ALICIA BROWN, an individual; UNKNOWN TENANT/OWNER 1; and UNKNOWN TENANT/OWNER 2.
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Default Judgment of Foreclosure dated October 16, 2025 and the Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale dated December 10, 2025, and entered in Case Number 2024-CA-004499 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein PARKWEST HOLDINGS, LLC, a Florida limited liability company, is Plaintiff, and BROWN & JACKMAN, LLC, a Florida limited liability company, WILLIE LEE BROWN, an individual, and HARRIET ALICIA BROWN, an individual, are Defendants. Victor D. Crist, the Clerk of Court for Hillsborough County, Florida, will sell to the highest and best bidder for cash, at public sale on January 13, 2026, at 10:00 A.M. in an online sale pursuant to Section 45.031, Florida Statutes, at https://hillsborough.realforeclose.com/ after having given notice as required by Section 45.031, Florida Statutes, the following described property as set forth in said Final Default Judgment of Foreclosure to wit:

Certain real property, hereafter referred to as the "Property" and more particularly described in Exhibit "A".

EXHIBIT A

"Mortgagee" shall refer to Parkwest Holdings, LLC, a Florida limited liability company, and "Mortgagor" shall refer to Brown & Jackman, LLC. Certain real and personal property, shall refer to the "Land" and more particularly described as follows:

Property Address: 1014 W Nassau Street, Tampa, Florida 33607-5627

Folio: 178613-0000

Legal Description: Lot 11, in Block 8, MAP OF MUNRO'S AND CLEWIS'S ADDITION TO WEST TAMPA, according to the Map or Plat thereof recorded in Plat 1, Page 63, as recorded in the Public Records of Hillsborough County, Florida.

A. All of the land (the "Land") described on Exhibit "A" attached hereto and made a part hereof, to have and to hold the same, together with all rights, privileges, tenements, hereditaments, rights-of-way, easements, appendages, projections, appurtenances, water rights (including riparian and littoral rights), air rights, development rights, construction allocations, streets, ways, alleys, strips and gores of land now or hereafter in any way belonging to, adjoining, appurtenant to, crossing, or pertaining to the Land.

B. All buildings, betterments, structures, improvements and fixtures of any nature now or hereafter constructed or located, in whole or in part, on the Land, regardless of whether physically affixed thereto or now or hereafter severed or capable of severance from the Land (collectively, the "Improvements").

C. All materials, supplies, goods, tools, furniture, fixtures, equipment, and machinery which in all cases is affixed or attached, or to be affixed or attached, in any manner on the Land or the Improvements;

D. All tangible property (collectively, the "Equipment") now or hereafter owned by the Mortgagor and now or hereafter located at, affixed to, placed upon or used in connection with the Land or the Improvements. The Equipment includes, without limitation, the following: (I) all machinery, equipment, appliances, fixtures, conduits and systems for generating or distributing air, water, heat, ahconditioning, electricity, light, fuel or refrigeration, or for ventilating or sanitary purposes, or for the exclusion of vermin or insects, or for the removal of dust, refuse, sewage or garbage, or for fire prevention or extinguishing; (2) all elevators, escalators, lifts and dumbwaiters; (3) all motors, engines, generators, compressors, pumps, lift stations, tanks, boilers, water heaters, furnaces and incinerators; (4) all furniture, furnishings, fixtures, appliances, installations, partitions, projection systems, shelving, cabinets, lockers, vaults and wall safes; (5) all carpets, carpeting, rugs, underpadding, linoleum, tiles, mirrors, wall coverings, windows, storm doors, awnings, canopies, shades, screens, blinds, draperies and related hardware, chandeliers and light fixtures; (6) all plumbing, sinks, basins, toilets, faucets, pipes, sprinklers, disposals, laundry appliances and equipment, and kitchen appliances and equipment; (7) all alarm, safety, electronic, telephone, music, entertainment and communications equipment and systems; (8) all janitorial, maintenance, cleaning, window washing, vacuuming, landscaping, pool and recreational equipment and supplies; (9) all storage tanks (including, without limitation, underground storage tanks) together with pipes, lines and other equipment associated therewith; and (10) any other items of property, wherever kept or stored, if acquired by the Mortgagor with the intent of incorporating them in or using them in connection with the Land or the Improvements.

E. All rights of the Mortgagor in and to all awards or payments, including interest thereon and the right to receive the same, growing out of or resulting from any exercise of the power of eminent domain (including the taking of all or any part of the Land or the Improvements), or any alteration of the grade of any street upon which the Land abuts, or any other injury to, taking of, or decrease in the value of the Land or the Improvements or any part thereof.

F. All rights of the Mortgagor in and to any hazard, casualty, liability, or other insurance policy carried for the benefit of the Mortgagor or the Mortgagee with respect to the Improvements or the other assets described herein, including without limitation any unearned premiums and all insurance proceeds or sums payable in lieu of or as compensation for any loss of or damage to all or any portion of the Improvements or the other assets described herein.

G. All rights of the Mortgagor in and to all supplies and building materials delivered to or located upon the Land or elsewhere and used or usable in connection with the construction or refurbishing of the Improvements or the other assets described herein.

H. All rights of the Mortgagor in, to, under, by virtue of, arising from or growing out of any and all present or future contracts, instruments, accounts, insurance policies, permits, licenses, trade names, plans, specifications, appraisals, reports, paid fees, choses-in-action, subdivision restrictions, development orders or declarations or general intangibles whatsoever now or hereafter dealing with, affecting or concerning the Land, the Improvements or the other assets described herein or any portion thereof or interest therein including, without limitation, the following: (1) all contracts, plans, specifications and permits for or related to the Land or its development or the construction m· refurbishing of the Improvements; (2) all agreements for the provision of utilities (including any reservation of capacity for utilities) to the Land or Improvements; (3) all payment, performance or other bonds; (4) all contracts, option agreements, right of first refusal agreements and other agreements now existing or hereafter made for the sale by the Mortgagor of all or any portion of the Land or the Improvements, including any deposits paid by any purchasers (howsoever such deposits may be held) and any proceeds of such contracts and agreements, including any purchase-money notes and mo1tgages made by such purchasers; and (5) any declaration of condominium, restrictions, covenants, easements or similar documents now or hereafter recorded against the title to all or any portion of the Land.

I. All rents, income, issues and profits of the Land, the Improvements and other property subject to this Mortgage (collectively, the "Rents"), and all leases, subleases, tenancies, licenses, franchises and occupancy agreements of any nature whatsoever now or hereafter affecting the Land or the Improvements (collectively, the "Leases"), together with all guaranties of the Leases and all security deposits and prepaid rents under the Leases.

J. All proceeds (and proceeds of proceeds), products, replacements, additions, betterments, extensions, improvements, substitutions, renewals and accessions of or to any of the foregoing in subparagraphs A. through I. herein above.

Everything referred to in subparagraphs A through J above and any additional property hereafter acquired by the Mortgagor and subject to the lien of this Mortgage or any part of these properties is herein referred to collectively as the "Mortgaged Property."

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

In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding or program, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Clerk of Court & Comptroller's Office ADA Coordinator at 601 East Kennedy Boulevard, Tampa, Florida 33602, (813) 276-8100 ext. 7039, as far in advance as possible, but preferably at least seven (7) working days before your scheduled court appearance or other court activity; or immediately upon receiving your notification if the time before the scheduled court appearance or other court activity is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 11th day of December, 2025.

WOOLSEY MORCOM, PLLC
By: /s/ Charles Lee Wingard Jr., Esq.
NICHOLAS W. MORCOM
Florida Bar No. 0013767
CHARLES LEE WINGARD JR.
Florida Bar No. 1033426
203 Fort Wade Road, Suite 105
Ponte Vedra, Florida 32081
(904) 638-4235 (telephone)
(904) 638-9302 (facsimile)
Email: nick@woolseymorcom.com
lwingard@woolseymorcom.com
shunnefield@woolseymorcom.com
Attorneys for Plaintiff
December 19, 26, 2025 25-03812H

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. 29-2025-CA-002442
Division O
RESIDENTIAL FORECLOSURE
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Plaintiff, vs.
SUNSET MANAGEMENT AND ACQUISITIONS LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, AS TRUSTEE, DONALD A. MUSSER, STACY T. MUSSER, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on December 9, 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 12, AND THE EASTERLY 7.05 FEET OF LOT 11, JAMES GRAHAM'S RESUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 23, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 3002 WEST ARCH STREET, TAMPA, FL 33607; 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 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 this December 12, 2025

By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
318000/2427215/CMP
December 19, 26, 2025 25-03828H

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-003312
LOANDEPOT.COM, LLC,
Plaintiff, v.
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JOE HENRY SALDIVAR, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 8, 2025 and entered in Case No. 25-CA-003312 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JOE SALDIVAR, 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 February 2, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 6 OF BRENTWOOD HILLS TRACT F, UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75 PAGE 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 1310 BRENTWOOD HILLS BLVD, BRANDON, FL 33511 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
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
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Jimmy Edwards, Esq.
FL Bar No.: 81855
fcpleadings@ghidottiberger.com
December 19, 26, 2025 25-03841H

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. 24-CA-005605
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
RHINA LORA PENA; JOSE EMMANUELL ROMERO MUNIZ; UNKNOWN SPOUSE OF RHINA LORA PENA; UNKNOWN SPOUSE OF JOSE EMMANUELL ROMERO MUNIZ; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; GOODLEAP, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed November 10, 2025 and entered in Case No. 24-CA-005605, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and RHINA LORA PENA; JOSE EMMANUELL ROMERO MUNIZ; UNKNOWN SPOUSE OF RHINA LORA PENA; UNKNOWN SPOUSE OF JOSE EMMANUELL ROMERO MUNIZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; GOODLEAP, LLC; 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 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 398, CREEK PRESERVE PHASES 1, 6, 7 AND 8, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 139, PAGES 44 THROUGH 59, 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 12th 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.: 24-00741 NML
V6.20190626
December 19, 26, 2025 25-03827H

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.: 25-CA-001743
METROPOLITAN LIFE INSURANCE COMPANY,
Plaintiff, v.
J&P HENDRIX INVESTMENT REALTY 11 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 Mortgage Foreclosure and Other Relief dated November 11, 2025, issued in and for Hillsborough County, Florida, in Case No. 25-CA-001743, wherein METROPOLITAN LIFE INSURANCE COMPANY is the Plaintiff, and J&P HENDRIX INVESTMENT REALTY 11 LLC, A FLORIDA LIMITED LIABILITY COMPANY 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 15, 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 Mortgage Foreclosure and Other Relief, to wit:

ONE SQUARE ACRE IN THE NORTHEAST CORNER OF TRACT 270 RUSKIN COLONY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 5 PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, LESS THE WEST 100 FEET THEREOF.

Property Address: 1611 E. Shell Pt. Rd., Ruskin, FL 33570

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 11th 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 19, 26, 2025 25-03822H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 23-CA-000797
DIV B
ONSLOW BAY FINANCIAL LLC,
Plaintiff, v.
BELINDA B. BELISARIO, et al.,
Defendants.

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on January 26, 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 23, LITTLE OAK ESTATES UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 3402 Blowing Oak Street, Valrico, FL 33596

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 12th 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 19, 26, 2025 25-03825H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-006113
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR BCAP TRUST LLC 2007-AA2 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-AA2,
Plaintiff, vs.
ALVARO CRUZ A/K/A ALVARO G CRUZ, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 07, 2025 in Civil Case No. 24-CA-006113 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR BCAP TRUST LLC 2007-AA2 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-AA2 is Plaintiff and Alvaro Cruz a/k/a Alvaro G Cruz, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 6th day of January, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 30, BLOCK 1, VILLAGE IX, CARROLLWOOD VILLAGE PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 49, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10219FL
December 19, 26, 2025 25-03853H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 17-CA-006782
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
MARK BORNIK, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 10, 2024 in Civil Case No. 17-CA-006782 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Mark Bornik, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 6th day of January, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 3 BLOCK 93, MIRABAY PARCEL 22, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 121, PAGES 125-132, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 5226 ADMIRAL POINTE DRIVE, APOLLO BEACH, FL 33572-3429

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
21-04733FL
December 19, 26, 2025 25-03852H

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 ACTION
CASE NO.: 24-CA-004642
DIVISION: R
DLC MORTGAGES III, LLC,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN NTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SAM FAIN, DECEASED, et al.,
Defendants.

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 7, 2025, and entered in Case No. 24-CA-004642 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which DLC MORTGAGES III, LLC, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SAM FAIN, DECEASED; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CITY OF PLANT CITY, FLORIDA are defendants, Victor Crist, Clerk of the Court, will sell to the highest and best bidder for cash in/on https://www.hillsborough.realforeclose.com/index.cfm in accordance with chapter 45 Florida Statutes, Hillsborough County, Florida on January 6, 2026 at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 3, IN BLOCK 20 MAP OF SOUTH LINCOLN PARK, AS PER MAP OR PLAT RECORDED IN PLAT BOOK 4, PAGE 95, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PARCEL IDENTIFICATION NUMBER: P-28-28-5BZ-000020-00003.0
PROPERTY ADDRESS: 1205 E LAURA ST, PLANT CITY, FL 33563

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.

See Americans with Disabilities Act

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

/s/ Damian G. Waldman
Damian G. Waldman, Esq.
Florida Bar No. 0090502
Law Offices of Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwaldmanlaw.com
E-Service: service@dwaldmanlaw.com
Attorneys for Plaintiff
December 19, 26, 2025 25-03833H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-CA-003186
Freedom Mortgage Corporation,
Plaintiff, vs.
James Michael Cuyler a/k/a James M. Cuyler, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-003186 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and James Michael Cuyler a/k/a James M. Cuyler; Unknown Spouse of James Michael Cuyler a/k/a James M. Cuyler; MV Realty PBC, LLC; South Fork Preserve Community 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 15th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 46, SOUTH FORK TRACT "N", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 94, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-16-31-20-9Y5-000000-00046.0

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. Twiggs Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org

Dated this 16th day of December, 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 # 25-F00473
December 19, 26, 2025 25-03855H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-003237
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ALIER RICARDO A/K/A A. RICARDO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 10, 2025 in Civil Case No. 25-CA-003237 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Alier Ricardo a/k/a A. Ricardo, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 7th day of January, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

THE EAST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 22 EAST HILLSBOROUGH COUNTY, FLORIDA. LESS THE SOUTH 396.00 FEET THEREOF AND ALSO LESS THE EAST 40.00 FEET THEREOF AND LESS ROAD RIGHT OF WAY FOR NICHOLS ROAD.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11515FL
December 19, 26, 2025 25-03854H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.:2025-CA-002067
EARL TITLEBAUM AND CARYLE TITLEBAUM AS CO-TRUSTEES OF TITLEBAUM FAMILY REVOCABLE TRUST, DATED FEBRUARY 10, 2015
Plaintiff, v.
POMODORO INVESTMENTS LLC, a Florida limited liability company; JOHN DOE and JANE DOE, as Unknown Tenants; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants,
Defendants.

Notice is hereby given that pursuant to the Uniform Final Judgment of Foreclosure entered in this cause, in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Earl Titlebaum and Caryle Titlebaum, as Co- Trustees of Titlebaum Family Trust, dated February 10, 2015, Plaintiffs and POMODORO INVESTMENTS LLC, et al. are Defendants, the Clerk shall offer for sale to the highest bidder for cash at www.hillsborough.realforeclose.com at 10:00 a.m. on the 13th day of January 2026, the following described property as set forth in the Uniform Final Judgment of Foreclosure, to wit:

LOT 40, BLOCK 1, TEMPLE OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE(S) 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 10006 Turkey Trot Place, Tampa, FL 33637
Folio Number: 037666-8080

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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.

"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: December 11, 2025
KOPELOWITZ OSTROW FERGUSON WEISELBERG GILBERT
Counsel for Plaintiff
One West Las Olas Boulevard, Suite 500
Fort Lauderdale, FL 33301
Telephone: (954) 525-4100
Facsimile: (954) 525-4300
By: /s/ Marni L. Avidon
Marni L. Avidon, Esq.
Fla. Bar No.: 67895
avidon@kolawyers.com
001065/01224770_1
December 19, 26, 2025 25-03821H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-CA-007236
Freedom Mortgage Corporation,
Plaintiff, vs.
Ashley Elizabeth Lansing, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-007236 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Ashley Elizabeth Lansing; United States of America on behalf of the Secretary of Housing and Urban Development; Waterset Homeowners 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 15th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 124D, WATERSET PHASE 4A SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 95, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-22-31-19-B40-00124D-00002.0

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. Twiggs Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org

Dated this 16th day of December, 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 # 22-F01578
December 19, 26, 2025 25-03858H

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-003213
PRESIDENTIAL BANK, FSB,
Plaintiff, vs.
FABIO V. REYES; YVONNE LIMA REYES; PANTHER TRACE II HOMEOWNERS' ASSOCIATION, INC.,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated December 11, 2025, and entered in Case No. 25-CA-003213 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Presidential Bank, FSB, is Plaintiff and Fabio V. Reyes; Yvonne Lima Reyes; Panther Trace II Homeowners' Association, Inc., are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 12th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 32, PANTHER TRACE PHACE 2B-3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE(S) 118 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 11806 Harpswell Drive, Riverview, Florida 33579

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

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

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

Dated: 12/15/25

McCabe, Weisberg & Conway, LLC
By: Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400095
December 19, 26, 2025 25-03856H

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.: 24-CA-009910
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3,
Plaintiff, v.
MIDTOWN VENTURE GROUP LLC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 6, 2025 and entered in Case No. 24-CA-009910 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein MIDTOWN VENTURE GROUP LLC, 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 9 OF FLOWERS & STUART OAK GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 913 E 122ND AVE, TAMPA, FL 33612 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
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
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Jimmy Edwards, Esq.
FL Bar No.: 81855
fcpleadings@ghidottiberger.com
December 19, 26, 2025 25-03842H

--- 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-010538
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
CHRISTOPHER SIRICO, et al.,
Defendants.
TO: Denise Marie Sirico
8520 N. Otis Avenue
Tampa, FL 33604
Denise Marie Sirico
1127 Sanger Ave.
Spring Hill, FL 34608
Unknown Spouse of Denise Marie Sirico
8520 N. Otis Avenue
Tampa, FL 33604
Unknown Spouse of Denise Marie Sirico
1127 Sanger Ave.
Spring Hill, FL 34608

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

Lots 9 and 10, Block 6, CASA LOMA SUBDIVISION, according to the map or Plat thereof as recorded in Plat Book 14, Page 14, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, by 01/16/2026 or (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 11 day of December, 2025.

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

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
December 19, 26, 2025 25-03809H

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.: 24-CA-003553
LOANDEPOT.COM, LLC,
Plaintiff, v.
HENRY LEONAY FINOL, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 11, 2025 and entered in Case No. 24-CA-003553 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein LEIDA JOSEFINA BRACHO VILLALOBOS AND HENRY LEONAY FINOL, 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 February 11, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 112, BLOCK S-4, OF SOUTH FORK TRACT S AND TRACT T, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE(S) 32-40, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 13831 KINSALE ST, RIVERVIEW, FL 33579 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
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
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Jimmy Edwards, Esq.
FL Bar No.: 81855
fcpleadings@ghidottiberger.com
December 19, 26, 2025 25-03886H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-005857
UNITED WHOLESALE MORTGAGE, LLC,
Plaintiff, vs.
RYAN J. PELKY, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 15, 2025, and entered in 25-CA-005857 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and RYAN J. PELKY 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 January 07, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 46, BLOCK 6, SUGARWOOD GROVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGE 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 5568 PENTAIL CIR, TAMPA, FL 33625

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

IMPORTANT

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

Dated this 16 day of December, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-297273 - NaP
December 19, 26, 2025 25-03870H

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-006367
DIVISION: A
Lakeview Loan Servicing, LLC
Plaintiff, -vs.-
Mario Emilio Milian; Julie Anne Milian; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s)
TO: Mario Emilio Milian: 3617 South Omar Avenue, Tampa, FL 33629 and Julie Anne Milian: 3617 South Omar Avenue, Tampa, FL 33629

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

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

LOT 9, BLOCK 11, BEL-MAR SHORES REVISED, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 60, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 3617 South Omar Avenue, Tampa, FL 33629.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 1/15/2026 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 10 day of December, 2025.

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

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
25-333062 FC01 CXE
December 19, 26, 2025 25-03840H

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-011517
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUSAN VIRGINIA DAVIS, DECEASED, et. al.
Defendant(s).
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUSAN VIRGINIA DAVIS, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 12, BLOCK 12, LIVINGSTONE UNIT IV, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 23, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 01/20/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of DEC 15 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Patricia Corbin
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-318968
December 19, 26, 2025 25-03830H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 2024-CA-8342
Division: C
JWS RE INVESTMENTS, LLC, a Limited Liability Company
Plaintiff, vs.
MAURICE STOVALL and TAMBRIKA STOVALL, et al.
Defendants

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 25, 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 24th day of February, 2026 at 10:00AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit

Lot 9, Block C, Providence Lake Parcel 'N' - Phase II, according to the map or plat thereof as recorded in Plat Book 76, Page(s) 6, Public Records of Hillsborough County, Florida.

Property address: 1633 Ledgestone Drive, Brandon, FL 33511

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 REFUND AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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 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 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; EMAIL: ADA@FLJUD13.ORG

KING & MANNION, P.A.
/s/ Sarah A. Mannion
Sarah A. Mannion
Attorney for JWS RE Investments, LLC
Florida Bar Number: 103087
King & Mannion, P.A.
2219 Park Street
Jacksonville, FL 32204
Telephone: (904) 387-9886
Fax: (904) 209-4847
E-Mail: mannion.sarah@gmail.com
2nd E-Mail: kingcandyce@bellsouth.net
December 19, 26, 2025 25-03857H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-007044
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING
Plaintiff(s), vs.
LYETTE J. BRONLEBEN; PANTHER TRACE HOMEOWNERS` ASSOCIATION, INC.; PANTHER TRACE TOWNHOMES ASSOCIATION, INC.; WF HIL 2020-2 GRANTOR TRUST C/O WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE; THE UNKNOWN SPOUSE OF LYETTE J. BRONLEBEN; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).
TO: LYETTE J. BRONLEBEN
LAST KNOW ADDRESS: 12316 HEALEY SUMMIT LANE, RIVERVIEW, FL 33579
CURRENT ADDRESS: UNKNOWN
TO: UNKNOWN SPOUSE OF LYETTE J. BRONLEBEN
LAST KNOW ADDRESS: 12316 HEALEY SUMMIT LANE, RIVERVIEW, FL 33579
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows:

LOT 2, BLOCK 22, PANTHER TRACE PHASE 1 TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGES 65-77, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.

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

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

DATED this the day of DEC 09 2025.

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

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-007198-1
December 19, 26, 2025 25-03836H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-005009
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
RONALD ZWEIG, TRUSTEE OF THE ZWEIG REVOCABLE TRUST DATED APRIL 20, 1999 AND RONALD ZWEIG, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 28, 2025, and entered in 25-CA-005009 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and RONALD ZWEIG, TRUSTEE OF THE ZWEIG REVOCABLE TRUST DATED APRIL 20, 1999; RONALD ZWEIG; UNKNOWN BENEFICIARIES OF THE ZWEIG REVOCABLE TRUST DATED APRIL 20, 1999; EGYPT LAKE BEACH CLUB CONDOMINIUM 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 January 07, 2026, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT NO. 203 B, OF BUILDING B, EGYPT LAKE BEACH CLUB, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 4916, PAGE 438, AND AS RECORDED IN CONDOMINIUM PLAT BOOK 9, PAGE 75, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS AMENDED, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

Property Address: 3127 W SLIGH AVE UNIT 203B, TAMPA, FL 33614

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

IMPORTANT

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

Dated this 16 day of December, 2025.

By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-295428 - ErS
December 19, 26, 2025 25-03871H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-003841
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3
Plaintiff(s), vs.
MIDTOWN VENTURE GROUP LLC; THE UNKNOWN SPOUSE OF GEBI D. GENEMO; GEBI D. GENEMO; JOHN MUBANG A/K/A JOHN N. MUBANG A/KA JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JOHN MUBANG A/K/A JOHN N. MUBANG A/KA JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; ANGELINE MUBANG; ERIC MUBANG; FRED MUBANGA/K/A FREDERICK NKOLO MUBANG; JJ MUBANGA/K/A JOHN BONGJOH MUBANG; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).
TO: JOHN MUBANG A/K/A JOHN N. MUBANG A/KA JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JOHN MUBANG A/K/A JOHN N. MUBANG A/KA JOHN NKOLO MUBANG A/K/A JOHN M. MUBANG, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows:

THE EAST 50 FEET OF THE WEST 126.88 FEET OF LOT 4, OF REVISED MAP OF FLOWERS & STUART OAK GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 77, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA..

Property address: 921 East 122nd Avenue, Tampa, FL 33612

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

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

DATED this the 15 day of December, 2025.

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

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-010151-2
December 19, 26, 2025 25-03850H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
(2301 S 49th Street, Tampa, FL 33619-5223)
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 Resetting Foreclosure Sale as to the 49th Street Property entered on December 15, 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:

A tract of land lying In the Northeast 1 /4 of the Southeast 1/4 of Section 28, Township 29 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

Point of Reference, commencing at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 28, continue West along the South line of Northeast 1/4 of the Southeast 1/4, a distance of 351.55 feet to a point on the Westerly right-of-way line of 49th Street, thence North 00 degrees 01 minutes 40 seconds West along said Westerly right-of-way line, a distance of 224.00 feet, thence departing said right-of-way line West a distance of 125.00 feet, to the Point of Beginning of this description; Continuing West 125.4 feet, thence North 00 degrees 01 minutes 40 seconds West 175.00 feet thence East 250.4 feet, thence South 00 degrees 01 minutes 40 seconds East 75.00 feet, thence West 125.00 feet, thence South 00 degree 01 minutes 40 seconds East, 100.00 feet to the point of beginning, of this description.

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: 2301 S 49th Street, Tampa, FL 33619-5231

at public sale, to the highest and best bidder, for cash, on February 9, 2026, 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.

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

/s/ 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 19, 26, 2025 25-03875H

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-009168
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
LEE J. TATE AND ALLISON TATE, et. al.
Defendant(s).
TO: LEE J. TATE,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 6, BLOCK 4, RIVER HILLS COUNTRY CLUB - PHASE I A - PARCEL 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE(S) 31-1 THROUGH 31-4, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 01/20/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of DEC 15 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Patricia Corbin
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-318862
December 19, 26, 2025 25-03831H

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-002877
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, vs.
RIANNON SIMPKINS A/K/A RIANNON DEE SIMPKINS, et. al.
Defendant(s).
TO: RIANNON SIMPKINS A/K/A RIANNON DEE SIMPKINS, UNKNOWN SPOUSE OF RIANNON SIMPKINS A/K/A RIANNON DEE SIMPKINS,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 3, BLOCK 1, NORTH POINTE UNIT III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 56, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 01/13/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of DEC 08 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Patricia Corbin
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-215559
December 19, 26, 2025 25-03810H

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-002174
PHH MORTGAGE CORPORATION,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, AS; CHARLES EDWARD HARRISON JR.; MICHAEL DENNIS HARRISON; DAVID WAYNE HARRISON; RICHARD BRUCE HARRISON; DEBORAH KAY MASON; JAMES FREDRICK HARRISON; DONALD A. HARRISON; RONALD B. HARRISON; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A RONALD HARRISON; 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 10, 2025 in Civil Case No. 25-CA-002174, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, AS; CHARLES EDWARD HARRISON JR.; MICHAEL DENNIS HARRISON; DAVID WAYNE HARRISON; RICHARD BRUCE HARRISON; DEBORAH KAY MASON; JAMES FREDRICK HARRISON; DONALD A. HARRISON; RONALD B. HARRISON; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A RONALD HARRISON; 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 23, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT TWENTY-SIX (26) OF KENLAKE SUBDIVISION AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

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

IMPORTANT

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

Dated this 11th 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/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman,
E=zullman@aldridgepite.com
Reason: I am the author of this document
Location:
Date: 2025.12.11 14:00:41-05'00'
Foxit PDF Editor Version: 13.1.7
1395-1396B
December 19, 26, 2025 25-03826H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
(2319 S 50th Street, Tampa, FL 33619-5231)
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 Resetting Foreclosure Sale as to the 50th Street Property entered on December 15, 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:

Commence at the southeast corner of the NE¼ of the SE¼ of Section 28, Township 29 South, Range 19 East, then run West 301.55 feet for a point of beginning, thence run North 99 feet to a point 301.29 feet West of the east boundary of Section 28, Township 29 South, Range 19 East, thence run East 125.29 feet, thence run South 99 feet to a point 176 feet west of the east boundary of the aforesaid section, township and range, thence run West 125.55 feet to the point of beginning, said property being located in the NE¼ of the SE¼ of the above Section 28, Township 29 South, Range 19 East, Hillsborough County, Florida.

Commence at the SE corner of the NE¼ of the SE¼ of Section 28, Township 29 South, Range 19 East, then run West 50 feet for point of beginning, then run North 99 feet, then run West 126 feet, then run South 99 feet, then run East 126 feet to point of beginning.

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: 2319 S. 50th Street, Tampa, FL 33619-5231
Folio: 046585-0000

at public sale, to the highest and best bidder, for cash, on February 9, 2026, 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.

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

/s/ 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 19, 26, 2025 25-03876H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 15-CA-003106
Fifth Third Bank, National Association,
Plaintiff, vs.
MARK A ARTH, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 15-CA-003106 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Fifth Third Bank, National Association is the Plaintiff and MARK A ARTH; UNKNOWN BENEFICIARIES OF THE ARTH FAMILY TRUST U/T/A DATED OCTOBER 15, 2004; UNKNOWN SPOUSE OF MARK A ARTH; AQEELA SYED-ARTH, INDIVIDUALLY AND AS TRUSTEE;; UNKNOWN SPOUSE OF AQEELA SYED-ARTH; UNKNOWN TENANT #1; UNKNOWN TENANT #2 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 11th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

THE EAST 25 FEET OF LOT 22, THE SOUTH 27.85 FEET OF LOT 23, AND ALL OF LOTS 24 AND 25, BLOCK 2, OF THE SOUTHLAND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: A-28-29-18-3QS-000002-00022.0

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. Twiggs Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org

Dated this 16th day of December, 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 # 23-F00882
December 19, 26, 2025 25-03877H

--- ACTIONS / SALES ---

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-021150
THE VILLAS CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
SALVADOR PEREZ LETY, ET AL.,
Defendants.

TO: Salvador Perez Lety
10430 Villa View Circle
Tampa, Florida 33647

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on September 3, 2024, in Official Records Instrument #2024367701, in the Public Records of Hillsborough County, on the following property located in Broward County, Florida.

ADDRESS: 10430 Villa View Circle, Tampa, Florida 33647.
LEGAL:
Condominium Unit 19-10430, THE VILLAS CONDOMINIUMS, a condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 15349, Page 568, as amended from time to time, of the Public Records of Hillsborough County, Florida. Commonly referred to as: 10430 Villa View Circle, Tampa, Florida 33647.

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, GEORGE D. ROOT, III, Esquire, 109 S Edison Avenue, Tampa, Florida 33606 on or before January 19, 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 12 day of December, 2025.

VICTOR CRIST
Clerk of the Court
(SEAL) by: Patricia Corbin
Plaintiff's attorney,
GEORGE D. ROOT, III, Esquire,
109 S Edison Avenue,
Tampa, Florida 33606
December 19, 26, 2025 25-03865H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-009242
PNC BANK, NATIONAL ASSOCIATION,
Plaintiff, VS.
ELLEN MCMILLION; et al.,
Defendant(s).

TO: Ellen McMillion
Last Known Residence: 310 Hidden Lake Dr Brandon, FL 33511
TO: Unknown Spouse Of Ellen Mcmillion
Last Known Residence: 310 Hidden Lake Dr Brandon, FL 33511

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

THE SOUTH 286.09 FEET OF THE WEST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SE 1/4 OF THE NW 1/4, LESS THE SOUTH 25 FEET FOR ROAD RIGHT OF WAY; SECTION 11, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 18 FEET THEREOF

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 01/14/2026, 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 or petition.

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

Dated on DEC 09 2025.

As Clerk of the Court
(SEAL) By: Patricia Corbin
As Deputy Clerk
ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1457-1137B
Ref# 13614
December 19, 26, 2025 25-03835H

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-010998
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
SHARA HUTCHINS. et. al.
Defendant(s).

TO: UNKNOWN SPOUSE OF MARY ELLEN ACREE A/K/A MARYELLEN ACREE, UNKNOWN SPOUSE OF JOSEPH C. ACREE, .
whose residence is unknown and
all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 1 AND 2 BLOCK H, HILLSBORO PARK ADDITION TO PLANT CITY, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9 PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 01/19/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of DEC 12 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Patricia Corbin
DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-326746
December 19, 26, 2025 25-03832H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-010413
DIVISION: O
MIDFIRST BANK
Plaintiff, v.
EFRAIN RIVERA, ET AL..
Defendants.

TO: EFRAIN RIVERA,
Current residence unknown, but whose last known address was:
8027 CARRIAGE POINTE DR, GIBSONTON, FL 33534-3010

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

LOT 3, BLOCK B, CARRIAGE POINTE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE(S) 270 THROUGH 281, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 1/15/2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 10 day of December, 2025.

Victor Crist
Clerk of the Circuit Court
(SEAL) By: Jennifer Taylor
Deputy Clerk
eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000008217
December 19, 26, 2025 25-03880H

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 25-CA-010376
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
CHRISTOPHER BLAKE III; et al
Defendants.

TO: CHRISTOPHER BLAKE III; 5102 DANDELION ST APOLLO BEACH, FL 33572
UNKNOWN SPOUSE OF CHRISTOPHER BLAKE III; 5102 DANDELION ST APOLLO BEACH, FL 33572

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

LOT 6, IN BLOCK 3, OF LEISEY SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Also known as 5102 DANDELION ST, APOLLO BEACH, FL 33572.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431, on or before 1/20, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 12/15, 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: JENNIFER TAYLOR
DEPUTY CLERK
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd Suite 302
Boca Raton FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
December 19, 26, 2025 25-03851H

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 KARLA NOELE 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 you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 1/16/2026, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court this 11 day of December, 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 19, 26, 2025 25-03837H

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-006524
ROCKET MORTAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC,
Plaintiff, vs.
WANDA SORRENTINI, et al.,
Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF LUIS E. SORRENTINI A/K/A LUIS EUGENIO SORRENTINI GONZALEZ A/K/A LUIS SORRENTINI, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
MARLENY RESTREPO
202 LAKE PARSONS GR 205,
BRANDON, FL 33511
STEPHANIE GONZALEZ
6726 EAGLE FEATHER
DRIVE, RIVERVIEW, FL 33578
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT NO. 10, BLOCK NO. B MAGNOLIA GREEN-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGE 17 THROUGH 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 1/21/2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 16 day of December, 2025.

VICTOR D. CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: JENNIFER TAYLOR
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-12333FL
December 19, 26, 2025 25-03866H

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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 the 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. 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:
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

SECOND 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

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

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 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.storagetreasures.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.storagetreasures.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, Monee; 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.storagetreasures.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 - Padro, Carmen; 4079 - Correia, Kyla; 4115 - Clermont, Jalissa; 4124 - Hendricks, Shanna; 4135 - Booth, Summer; 4146 - brown, Courtney; 4175 - Williams, Shacarl; 4186 - Harris, Gwindolyn; 4236 - Rigsby, Brooke

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949 Time: 09:45 AM
Sale to be held at www.storagetreasures.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.storagetreasures.com.
01015 - Green, Ninkia; 01025 - carnegie, Reginald; 01041 - McGivery, Horesia; 01082 - Thompson, Tonyata; 01098 - Green, Ninkia; 01125 - Jones, Schininee; 02008 - Martinez, Nykolle; 02019 - Daye, Natae; 02031 - Shears, Jordan; 02077 - Pitts, Zelda; 02100 - Cotten, Yazmine; 02102 - Mathis, 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.storagetreasures.com.
0106 - Rao, Adarien; 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, Adarien; 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, Jordon; 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.storagetreasures.com.
0411 - Caldwell, Dniyah; 0419 - cummings, Jamal; 0427 - Mckibbin, Dwan; 0429 - Scott, Edward; 0468 - Belville, Jordan; 0469 - Fowler, David; 0475 - Watkins, Crystal; 0482 - Ross, DeAndra 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.storagetreasures.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.storagetreasures.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.storagetreasures.com.
1099 - porter, Kelvin; 1113 - dean, Jevonta; 1120 - Dawkins, Travonta; 1130 - Funk, Bryan; 1136 - Bowers, Darryl; 1137 - Roulhac, 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.storagetreasures.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.storagetreasures.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, Dieuvert; 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 - Ayesh, 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.storagetreasures.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 - OGara, 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.storagetreasures.com.
1020 - Tavaliccio, Daniel; 1049 - Dabbs, Tracy; 1059 - Russell, Joshua; 1062 - Drew, Iisha; 1080 - Jackson, Saminthia; 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, Leejhai; 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 - gulledge, John; 411 - Rivera, Cecylia; 459 - Johnson, Kanika; 471 - Willey, Nic; 620 - Ott, Edward; 639 - Rumph, Katherine; 712 - Clements, Joshua; 746 - Salter, Tonisa; 847 - Maldonado, Jc; 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.storagetreasures.com.
A008 - Maxwell, Omari; A058 - Stuart, Philander; A062 - Smith, Kyle; A067 - Maxwell, Hermeana; A075 - Helmes, Richard; A083 - Howard, Gracie; B002 - Licardi 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 ; K008 - 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.storagetreasures.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, Roshaunda; 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, Qualendria; E102 - Hargrett, Devin; E112 - Quijano, Ivelisse; E126 - singletary, teresa; E134 - Thomas, Shamieka; E148 - STUART, DEMETRIUS; E151 - house, Teawanna; E172 - boston, Shannon; E174 - nelson, renaldo; E181 - Wilson, Javion; E189 - Calloway, Quasha; E196 - Carter, Crystal; E199 - Roseboro, Shaniyah; F016 - Latson, Jonya; F030 - Bissainthe, 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 - kelley, 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, Kasanthian; 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.storagetreasures.com.
0137 - JeanBaptiste, Esther; 0179 - Hargraves, Dwjuan; 0234 - Norton, Jared; 0299 - Nada, Charmaine; 0322 - StateCollege of Florida Foundation Inc, Robyn Bell ; 0327 - herranz, Steve; 1156 - Fields, Desiree; 2039 - Corbert, Denesia; 2047 - Slitzker, Lisa; 2078 - Wright , Jokierra ; 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

FOURTH INSERTION

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

TO: Robert Price, Jr.
Trimmelle Price

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

petitioner's attorney,
Scott R. Bugay,
Law Offices of Scott R. Bugay, P.A.,
2501 Hollywood Blvd. Suite 206,
Hollywood,FL 33020
Nov. 28; Dec. 5, 12, 19, 2025
25-03643H

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

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

THIRD 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=bHS34b4V6QLwWE09VJMc8kBqAUQWJv.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/meetings/86313543354/invitations?signature=IYJ5BuhgMJaXQMeAnEba2mUwJ7OKkb23c8_-v42sCUw

4. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim (form attached hereto) by delivering the proof of claim to the Assignee, Richard J, McIntyre, Esq., 1228 7th Ave. Ste. 100, Tampa, FL 33605, and copy to undersigned counsel on or before March 26, 2026 (120 days from the date of the Petition).

Dated: November 26, 2025.

RESPECTFULLY SUBMITTED,
/s/ Erik Johanson
Erik Johanson, Esq.
Florida Bar No. 106417
Joseph R. Boyd, Esq.
Florida Bar No. 1039873
ERIK JOHANSON PLLC
3414 W. Bay to Bay Boulevard
Suite 300
Tampa, FL 33629
erik@johanson.law
jr@johanson.law
e-service@johanson.law
Counsel for Assignee
Dec. 5, 12, 19, 26, 2025 25-03715H

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-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 THE POINT OF BEGINNING; ALL IN SECTION 11, TOWNSHIP 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@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: 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.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51711
December 12, 19, 2025 25-03801H

SECOND 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

--- SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 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

--- ESTATE ---

SECOND 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@michaelvanclevelaw.com;
(786) 309-9043.
December 12, 19, 2025 25-03784H

SECOND 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 STATUES 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, 19, 2025 25-03791H

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 25-CP-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)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
December 12, 19, 2025 25-03788H

SECOND 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

--- PUBLIC SALES ---

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 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.storagetreasures.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.storagetreasures.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, Tkera; 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.storagetreasures.com.
0103 - Arias, Nobel boza; 0302 - Bhatty, 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, aliuska; 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.storagetreasures.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, Julluis; F061 - Van Buren IV, Joseph; F081 - Soto, Tamika; F090 - Jr, Luis Pagan; G016 - porcher, Mya; G017 - Linn, Ian; G020 - Shartz, Ken; G047 - Mariani, Toni; G063 - giraldo, Maria; G065 - Flores, Fabian; G077 - Melendez, Nadeen; G084 - Tirado, Richard; G095 - Jimenez, Angel; G100 - Aviles, Bluette; 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.storagetreasures.com.
1057 - Duncan, Shannon; 1073 - Green, Tawana Boone; 1094 - Love, MDaezha; 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 - Hlasnick, Valerie; 2280 - Rodriguez, Carlos; 2289 - Williams, Lamont; 2338 - Durr, Gregory; 2341 - Barker, Treasure; 2361 - BUFF, STEPHEN; 2384 - Barrett, Rojshawn; 2421 - Ohair, Pala; 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.storagetreasures.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 - Cunnmings, Dominiqe; E015 - Smith, Lenora; E054 - Marin, Daniel; E056 - Warren, Charkia; E065 - Veras, Madeline; E075 - owens, frderick; 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.storagetreasures.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 - potter, 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.storagetreasures.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 - fuentes, 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.storagetreasures.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, Markeshia; 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.storagetreasures.com.
0212 - Edwards, Roshell; 0216 - Herndon, Noah; 0217 - Dukes, Senesha; 0246 - Escoriaza, George; 0251 - Martinez, Anibal; 0255 - Hunt, Lakeshia; 0265 - Bailey, Moneca D; 0302 - adisme, Nadia; 0340 - Norton, Andy; 0355 - davis, Daneille; 0369 - Roe, Selena; 0401 - stephens, Tiffany; 0406 - Livingston, Aaliyah; 0417 - Moore, Christy; 0426 - Fullwood, Timothy; 0453 - Boutwell, Natalie; 0516 - Burney, Amanda; 0519 - Brown, Robert; 0521 - Scott, Omar; 0527 - branch, khalique; 0529 - Thomas, Sherrie; 0546 - Athey, Ortheline; 0548 - 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, Exavier; 1216 - jones, Freddie; 1218 - Lewis, Quanesha; 1227 - Haynes, Shearon; 1241 - Baldwin, Teresa; 1242 - cain, Delvonte; 1261 - Smith, Nola; 1294 - Warren, Donovyn; 1311 - Jackson, Dakita; 1351 - Pratts, Marelyn; 1388 - Britt, Agretta; 1417 - Davis, Deandre; 1419 - Hammond, Alantra; 1421 - Davis, Whitley; 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, Lucxon; 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.storagetreasures.com.
0149 - Carr, Mark; 0176 - Hopton, Dimetrius; 0244 - Santiago, Jose Francisco; 0308 - Arch, Samantha; 0318 – Ashley Satterfield; 0404 - Hilsaca, Marcela; 0419 - Dillard, Sean; 0427 - Jackson, Kee; 0504 - Walton, Brandon; 0635 - Linares, Felix Fuentes; 0708A - Arozarena, Adonis; 0713D - JESTER, COURTNEY; 0822 - 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.storagetreasures.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 - Paniccia, 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.storagetreasures.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, Salvator; 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.storagetreasures.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.storagetreasures.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 - Burrowes, 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, 19, 2025 25-03741H

--- ESTATE ---

SECOND 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. 732.2211, 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:
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

SECOND 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 732.2211.

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

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

OTTO KLOSTERMAN
Personal Representative
7807 Tuscany 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

SECOND 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. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: 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:
jrivera@hnh-law.com
December 12, 19, 2025 25-03771H

SECOND 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. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: 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

SECOND INSERTION

NOTICE TO CREDITORS
IN 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. 732.2211, 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.

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

SECOND 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. 732.2211, 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:
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

SECOND INSERTION

NOTICE OF RESCHEDULED SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

Dated this 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

SECOND 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 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:
/s/ George Eisenbach
GEORGE EISENBACH
34 Billys Way
Cold Spring, New York 10516
Attorney for Personal Representative:
/s/ Michael D. Cavonis
Michael D. Cavonis
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Blvd.,
Seminole, FL 33772
Tele: (727) 397-5571 Fax: (727) 3935418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail:
mhinton@dhclaw.com
December 12, 19, 2025 25-03783H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 29-2023-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-CTT
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 bidder, 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

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Business Observer
LV20906_V33

--- ESTATE / SALES ---

SECOND 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.

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:
/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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S 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@tnbrownlaw.com
service@tnbrownlaw.com
Attorneys for Petitioner
December 12, 19, 2025 25-03768H

SECOND 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

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.

LV18237_V12

SECOND 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, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 90, PAGE 94, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; SAID LAND SITUATE, 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

SECOND 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 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:
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

SECOND 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

SECOND 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

SECOND 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. WICHLENSKI Deceased.

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-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 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 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@aldridgepite.com
Digitally signed by John J. Cullaro
DN: CN=John J. Cullaro, E=Jcullaro@aldridgepite.com
Reason: I am the author of this document
Location:
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1184-2522B
December 12, 19, 2025 25-03746H

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-CA-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 WATERLEAF 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 service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F00109
December 12, 19, 2025 25-03747H

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-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 FLIPPING1, 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 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 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 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-4792
EQUITY TRUST COMPANY, CUSTODIAN F.B.O LEONARD H. MARKS IRA
Plaintiff, vs.
MULBERRY STREET LLC and MAFRO BEST DEALS, LLC
Defendants.

NOTICE IS HEREBY GIVEN, pursuant to Uniform Final Judgment of Foreclosure entered in this cause on November 15, 2025 in the Circuit Court of Hillsborough County, Florida, 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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated in Hillsborough County, Florida on this 21st day of November, 2025

By: /s/Sergio A Florez
Sergio A. Florez, Esq.- FBN 118666
8870 N. Himes Avenue, Box 301
Tampa, Florida 33614
(813) 385-1620
Sergioalflorez@gmail.com
Attorney for Plaintiff
December 12, 19, 2025 25-03767H

SECOND 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 SOUTHEAST 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); CONTINUE 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 DESCRETION, 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-CA-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 FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-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").

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

IMPORTANT

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

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

--- ACTIONS / SALES ---

SECOND 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; 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. LAPOINT; 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 U.S. FISH, INC.; all other persons 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. LAPOINT
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 S0UTH 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 IN THE SE 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 19 EAST.

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

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-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 you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 12/31/2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court this 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

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-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 19, 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

SECOND 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:
mflah@brdwlaw.com
December 12, 19, 2025 25-03802H

SECOND 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 FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

WITNESS my hand and the seal of this Court this 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-CA-008116
Freedom Mortgage Corporation
Plaintiff, vs.
Ivan Jose Pitre Agosto a/k/a Ivan Pitre; Ovemaris Martinez Toledo; United States of America on behalf of the Secretary of Housing and Urban Development; ISPC, Inc dba ISPC; Mangrove Point Community Association, Inc.
Defendants.

TO: Ivan Jose Pitre Agosto a/k/a Ivan Pitre and Ovemaris Martinez Toledo
Last Known Address: 191 Mangrove Shade Circle, Apollo Beach, FL 33572

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:
LOT 269, MANGROVE POINT PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141 PAGE(S) 49 THROUGH 58, INCLUSIVE, 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 Amanda Driscole, 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 service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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 21 2025.

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

Amanda Driscole, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F02074
December 12, 19, 2025 25-03755H